

Burlington Design Advisory Board

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Matthew Bushey
Ron Wanamaker
Eric Morrow
Karyn Norwood
Emily Morse
Jay White, Alt.
Kathleen Ryan, Alt.



DESIGN ADVISORY BOARD Tuesday February 23, 2021 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/88989468286?pwd=Ry93NGViWVYrTVh4TEdlTDJNSlZlQT09>

Webinar ID: 889 8946 8286

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Agenda

Session I – 3:00 PM – 3:30 PM

1. **21-0358CA/CU; 40 Kingsland Terrace (RL, Ward 6S) Kellen Brumsted**
Demolish existing garage (listed on the National Register); construct new 660 sf. garage with Accessory Dwelling Unit (ADU).

Session II – 3:30 PM – 4:00 PM

2. **21-0662CA; 153 Locust Terrace (RL, Ward 5S) William Clark, Katherine Zephir, Windows & Doors by Brownell**
Replace two windows on primary façade of 1949 residence within the Five Sisters Historic Sites and Structures Survey neighborhood.

Session III – 4:00 PM – 4:30 PM

3. **Historic Preservation Review Committee**
Review of updated University Green Historic District nomination

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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Code Compliance Officer
Charlene Orton, DPI Administrator



MEMORANDUM

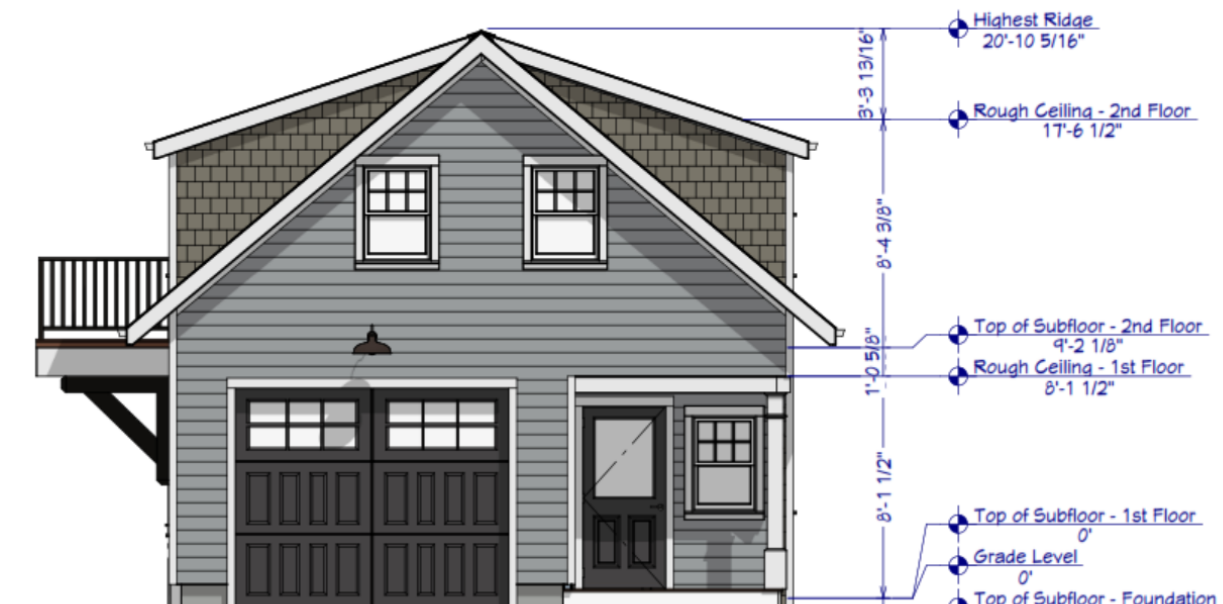
To: The Design Advisory Board

From: Mary O'Neil, AICP, Principal Planner

RE: ZP21-0358CA/CU; 40 Kingsland Terrace

Date: October 27, 2020, November 24, 2020, **February 23, 2021**

New information in red.



File: ZP21-0358CA/CU

Location: 40 Kingsland Terrace

Zone: RL **Ward:** 6S

Parking District: Neighborhood

Date application accepted: October 1, 2020

Revised Plans submitted: February 1, 2021

Applicant/ Owner: **Lewis Creek Design (Emily Morse)** / Katie Menson, Kellen Brumsted

Request: Demolish existing garage; construct new **660 sf. garage** with Accessory Dwelling Unit (ADU.)

Background:

- **Zoning Permit 20-0762FC;** fencing. Approved March 2020.

- **Zoning Permit 19-0905CA**; install garage door. Approved May 2019. Application withdrawn.
- **Zoning Permit 09-173CA**; two storey rear addition, rear decks and patios to be removed. Approved September 2008.
- **Zoning Permit 90-085**; construct kitchen and deck addition. Approved March 1990.
- **Request to the ZBA for a variance from the side yard setback** for the purpose of constructing a greenhouse. Hearing dates October 28, November 18 and December 2, 1982. Variance request **denied** by ZBA, January 1983.
- **Zoning Permit 81-498**; stockade fence. Approved May 1981.
- **Zoning Permit 79-497**; take in 2 persons to fill existing two bedrooms as roomers. Approved August 1979.
- **Zoning Permit (n.n.)**; install driveway gate. Approved May 1978.
- **Zoning Permit (n.n.)**; erect stockade fence in rear yard. Approved May 1977.

Overview: The applicants propose to demolish an existing garage (listed within the South Union Street Historic District, on the National Register of Historic Places) and replace it with a new garage/ADU. As demolition of an historic building is included, the project is subject to Conditional Use review by the Development Review Board.

Please note: Revisions to the plan have moved the proposed replacement building out of the required rear yard setback. A variance request is no longer warranted.

DAB meeting October 27, 2020:

Motion by Ron Wanamaker: I move we **table** the application to give the applicant time to:

- 1) assemble photographic evidence of the building proposed to be demolished, and;
- 2) provide evidence of a conservation easement or other restrictions on the rear yard that would support the variance request.

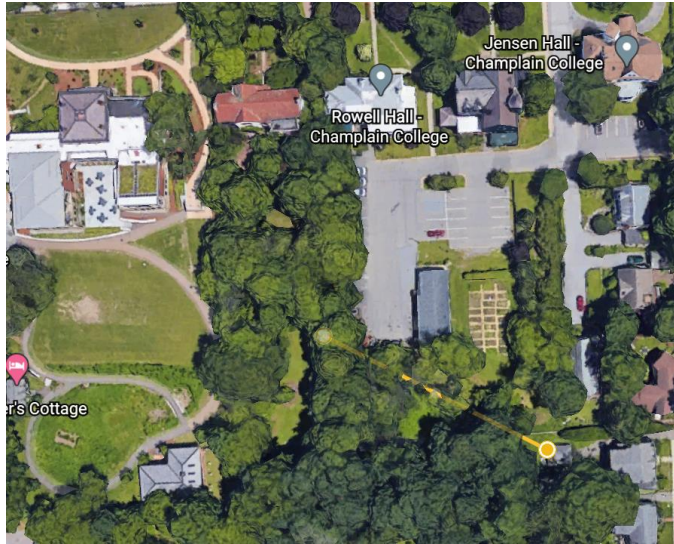
2nd – Jay White

Vote 3-0

Motion carries.

On November 11, 2020, the applicant's contractor forwarded a garage inspection and structural evaluation report, a cost estimate for work on the existing garage, and several Civil plans relating to the 2008 permitting of the Perry Hall addition as support for the applicant's variance request relative to rear yard setback. Those plans are attached. While the engineer's structural analysis defines a failed foundation and concomitant wall deflection, the report finalizes by indicating the *"wood framed superstructure can be restored to full use and function with limited repair and reinforcement."*

The associated civil plans reflect an instrument granted by 267 South Willard Street owners to allow Champlain College a 15' wide easement allowing stormwater infrastructure to pass over their lot and connect with another Champlain property at 275 South Willard Street. It must be noted that this agreement in no way affects 40 Kingsland Terrace and, in fact, is located some



230+ feet away from the subject garage. There is no identifiable link between the function of the stormwater easement and the property at 40 Kingsland Terrace. Staff finds the materials unrelated and insufficient evidence to warrant consideration of a variance to a required rear yard setback for a replacement structure at 40 Kingsland Terrace.

At the November 24, 2020 DAB hearing, the Board voted to table the application.

Motion by Matthew Bushey:

Move to **table** the project with the following comments:

1. The request for demolition of the existing garage is supported, as the applicant has shown that the existing garage lacks sufficient structural integrity.
2. The request for setback variance is not supported, as the applicant has not shown sufficient evidence to support this request.
3. The 2-story gambrel roof design proposed is not supported as it creates a false sense of history and is incompatible with the main building. The Board recommends that the applicant revise the design with a roof ridge of approximately 21' height maximum.

There was a friendly amendment requesting a site section showing the building height of the existing house and adjacent structures.

2nd – Ron Wanamaker

Vote: 5-0.

Motion carries.

A revised plan was forwarded to staff February 1, 2021.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There is a landscaping hedge to the east, and (from aerial images) a mature tree to the west of the development site. The application does not include any tree removal or regrading of the site.

(b) Topographical Alterations:

No topographical alterations are included within the application plans.

(c) Protection of Important Public Views:

There are no protected views from or across the site. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, water, solar, geothermal, or other renewable energy resources.

(f) Brownfield Sites:

40 Kingsland Terrace is not listed on the Department of Environmental Conservation's list of Brownfield sites. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

An EPSC plan has been forwarded to the Stormwater engineering division for review. Their written approval will be a condition of any permit. **The EPSC plan will need to be revised to reflect the changed site plan.**

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

A door on the west elevation is sheltered by an overhanging second story deck. The south entrance is within a small entry alcove; both providing shelter to residents.

(h) Building Location and Orientation:

The proposed replacement building is situated behind the primary residence; consistent with accessory structures. The principal entrance faces the front (south). **The building has been relocated on the revised site plan to respect the required rear setback of 25% lot depth.**

(i) Vehicular Access:

Vehicular access is proposed to continue as existing; from Kingsland Terrace. The driveway is proposed to be widened (although the plan does not provide that dimension.) Driveways are limited to 18' in width.

(j) Pedestrian Access:

The plan assumes pedestrian access from the driveway. The driveway should physically isolate a pedestrian path to separate vehicular circulation from pedestrian.

(k) Accessibility for the Handicapped:

ADA jurisdiction is with the building inspector.

(l) Parking and Circulation:

The existing driveway will remain, albeit widened at the point to connection to the new garage/ADU. The required 2 parking spaces will be met with one in the new garage and one in front of it. The Zoning Amendment relative to ADUs eliminated the requirement for an additional parking space for the new unit.

(m) Landscaping and Fences:

No landscaping plan has been submitted with the application. The applicant shall provide an intended planting schedule and/or fencing changes prior to review by the Development Review Board.

(n) Public Plazas and Open Space:

There is no requirement for a public plaza with this application. The rear yard will provide reasonable open space for the enjoyment of the residents.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Recessed lighting is proposed for the entryway porch, under the westerly deck and at the 2nd story door. Modeled images and elevations show a gooseneck style lamp over the garage door. All are of residential character and will downlight the immediately area.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

A mailbox **had been** proposed within the front entry porch (although it is not clear whether the postal carrier will walk that far back on the lot to deliver mail.) **The meter pack is no longer illustrated on the plans, and needs to be.** All utilities must be undergrounded.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

There are no identified nuisance impacts that might emit heat, vapor, fumes, vibration, or noise. Not applicable.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:



The proposed **gable** roofed building is larger than the existing garage it proposes to replace. The location behind the single family home and at the end of a dead-end street reduces the visual impacts of the larger structure.

2. Roofs and Rooflines.

The **gable** roof with **dual shed** dormers **reflects a different style from the earlier submission, but is consistent with some garage types.**

3. Building Openings

Windows are either double hung or **transom** with muntin patterns recalling the principal home. The garage doors look to resemble paired carriage house doors.



Principal structure, 40 Kingsland Terrace

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected important public views from this location. Not applicable.

(d) Provide an active and inviting street edge:



There is no visibility (from Google images) of this replacement structure from the public right-of-way. (See image, left.)

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets,

sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Sheathing and trim are proposed to be **an engineered wood strand product called LP SmartSide. Specification information has been provided for both cedar texture lap and smooth finish lap, with smooth finish trim.** Windows are aluminum clad. The deck will feature a cable guardrail with wood cap.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

This is a replacement building for one listed on the National Register of Historic Resources; but it is not a reconstruction. It is entirely new design and fabrication that does not intend to replicate the original building. See Section 5.4.8, below.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

No signage is included with this application. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

New construction must meet all applicable building and life safety code as defined by the building inspector and fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

40 Kingsland Terrace (home and garage, Resources 28 and 28A) are within the South Union Street Historic District on the National Register of Historic Resources. See attached narrative. Therefore, the following standards apply:

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

No alterations are proposed to the principal structure within this application. The rear garage, constructed c. 1923, will be demolished and replaced with a much larger structure. Although the new building will also serve as a garage, the demolition of the original is a loss of original materials, features, spaces and spatial relationships that characterize the property.

The DAB has previously voted to be in support of the project by evidence that the garage lacked structural integrity.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Building demolition is contrary to retention and preservation.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The existing, small scale accessory structure is distinctly an element of its period of construction. Its demolition and replacement with a much larger building is divergent from this standard. **The DRB has the discretionary role of determining whether demolition of a historic structure is acceptable based on the greater value to the community of the redevelopment.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Whether constructed at the same time or after the house, the garage retains its significance in relationship to the context of the house. Demolition is contrary to retention and preservation. The DRB has the discretionary role of determining whether demolition of a historic structure is acceptable based on the greater value to the community of the redevelopment.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Demolition does not afford the opportunity to retain any such features or finishes.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposal is not based in repair or replacement of deteriorated historic features, but wholesale building removal and replacement with a larger structure. The submitted report of Roland Van Cyk, PE, identifies the failure of the garage's foundation, but asserts the wood superstructure can be restored to full use and function with limited repair and/or reinforcement.

The DAB has opined support for the demolition of the existing garage based on submission materials that defined the lack of structural integrity of the existing building.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Demolition is the greater caliber of destructive physical treatment. The DRB has the discretionary role of determining whether demolition of a historic structure is acceptable based on the greater value to the community of the redevelopment.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archaeological resources have been identified at this location. If discovery is made during the redevelopment, construction will cease while appropriate authorities are notified and resources are evaluated, assessed, and appropriate disposition determined.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

New construction proposed here is grounded in the removal of a listed historic structure that has a relationship to the principal structure. The replacement building, as located in the rear of the lot and accessory to the primary structure continues that relationship. Although larger than the existing garage, its scale, proportion and massing are deferential to the existing home. The DRB

has the discretionary role of determining whether demolition of a historic structure is acceptable based on the greater value to the community of the redevelopment.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

A new accessory structure behind the principal building at 40 Kingsland Terrace will not diminish the historic integrity of that residential structure; but will eliminate the essential form and integrity of the existing garage. Absent rehabilitation or reconstruction matching its form, details and integrity, the development cannot be defined as reversible.

Section 5.4.8 (d) (below) details the requirements for review by the Development Review Board of a proposed demolition of a listed historic structure. It is included here as information for both the applicants and the Design Advisory Board.

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. *A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

See attached memorandum from Roland VanDyk, PE.

- B. *A statement addressing compliance with each applicable review standard for demolition;*

The responses to subsection 2, below will be required for DRB review.

- C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

- (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*
- (ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*

The applicant has not claimed economic hardship; but a comparative analysis has been provided by the contracting firm for foundation repair and design services. See Preliminary/viability estimate from Lewis Creek Builders.

- D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;*

The purpose of this application is redevelopment of the site. There has been no submission addressing how the proposed redevelopment effects the architectural and historical qualities of other structures or the character of the neighborhood around the site.

and,

- E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

Elevations, drawings, and plans have been submitted further defining the intended replacement structure.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;*

The submitted engineer's report confirms foundational failure and structural deflection. There are no building permits on file for structural work on the garage. A zoning permit application to replace the garage door was withdrawn in 2019.

or,

- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

The application has not explored rehabilitation and reuse of the existing structure. There is no evidence that structural relocation has been considered.

or,

- C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

The DRB will be tasked with analyzing the existing structure versus a proposal to create a new dwelling unit in a replacement garage to ascertain whether there is a substantial community-wide benefit that outweighs the significance of the existing building.

And all of the following:

- D. *The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

The applicants will need to respond to this standard.

- E. *All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*

While the existing garage may not rise to the requirement of HABS recordation, photodocumentation of the existing building will need to be provided for the zoning record.

and,

- F. *The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*

- (i) *Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*

The DAB and DRB must discern the compatibility of the proposed replacement structure to meet this requirement.

- (ii) *Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;*

Any approved zoning permit will carry a timeline for completion, and will run simultaneous to the standard, below.

and,

- (iii) *The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

This will be a condition of any approval.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a

restriction constitutes a greater benefit to the community than the property's redevelopment.

The applicant has not offered to deed-restrict the property for open space or recreational uses. Not applicable.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

Salvage and reuse of building materials is encouraged where public safety allows.

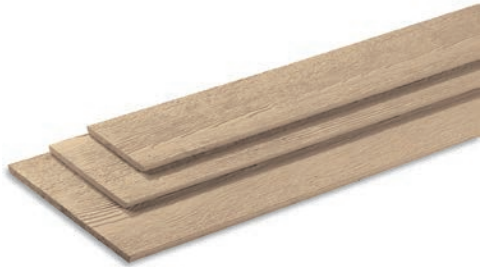
Items for the Board's consideration:

1. Section 5.4.8 (d) of the Comprehensive Development Ordinance (Demolition of Historic Structures, 2. Standards of Review of Demolition) will have additional requirements for DRB review. Among them is a demonstration that the proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition. The applicant is encouraged to prepare submission materials and responses for those individual Standards for Review.
2. A segregated pedestrian path shall be introduced to the new structure to separate vehicular and pedestrian traffic.
3. Driveways are limited to 18' in width.
4. No landscaping plan has been submitted with the application. The applicant shall provide an intended planting schedule and/or fencing changes prior to review by the Development Review Board.
5. All utilities must be undergrounded.
6. All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
7. Approval of (an amended) Erosion Prevention and Sediment Control Plan will be a condition of any approval.
8. The DRB may grant an exemption from maximum lot coverage limits for up to 650 sq.ft., of the lot area occupied by an ADU. To grant such an exemption, the DRB must find that the existing lot coverage has been lawfully created, and that the proposed location, site design, and improvements will enable on-site management of the first one inch of stormwater runoff from the lot area of the ADU exceeding the applicable lot coverage limit, and will not have undue adverse impact on public rights of way **based on the review of the DPW Stormwater Program Manager.**
9. Standard Conditions for an ADU will be included if approved.
10. Standard Permit Conditions 1-15 if approved.

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Cedar Texture

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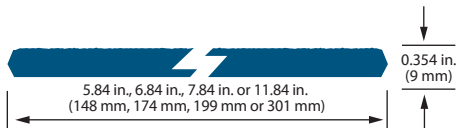
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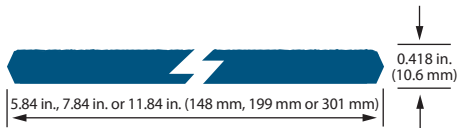


Smooth Finish

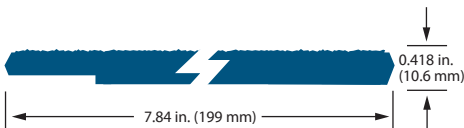
38 SERIES CEDAR TEXTURE LAP



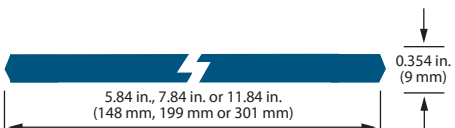
76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



38 SERIES SMOOTH FINISH LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	6.84 in. (174 mm)	0.354 in. (9 mm)	40610	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	25797	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	25799	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.418 in. (10.6 mm)	25785 (Discontinued)	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	41338	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	41339	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	41340	1.5 PSF

Specifications: LP® SmartSide® Lap Siding Coverage

Lap Siding	Reveal (size)					
Area (sq. ft.)	3-7/8" (5")	4-7/8" (6")	5 -7/8" (7")	6 -7/8" (8")	8 1/2" (9-1/2")	10-7/8" (12")
100	20 pcs.	16 pcs.	13 pcs.	11 pcs.	9 pcs.	7 pcs.
200	39 pcs.	31 pcs.	26 pcs.	22 pcs.	18 pcs.	14 pcs.
300	59 pcs.	47 pcs.	39 pcs.	33 pcs.	27 pcs.	21 pcs.
400	78 pcs.	62 pcs.	52 pcs.	44 pcs.	35 pcs.	28 pcs.
500	97 pcs.	77 pcs.	64 pcs.	55 pcs.	44 pcs.	35 pcs.
600	117 pcs.	93 pcs.	77 pcs.	66 pcs.	53 pcs.	42 pcs.
700	136 pcs.	108 pcs.	90 pcs.	77 pcs.	62 pcs.	49 pcs.
800	155 pcs.	124 pcs.	103 pcs.	88 pcs.	71 pcs.	56 pcs.
900	175 pcs.	139 pcs.	115 pcs.	99 pcs.	79 pcs.	63 pcs.
1000	194 pcs.	154 pcs.	128 pcs.	110 pcs.	88 pcs.	69 pcs.
1500	291 pcs.	231 pcs.	192 pcs.	164 pcs.	132 pcs.	104 pcs.
2000	388 pcs.	308 pcs.	256 pcs.	219 pcs.	177 pcs.	138 pcs.
2500	484 pcs.	385 pcs.	320 pcs.	273 pcs.	221 pcs.	173 pcs.
3000	581 pcs.	462 pcs.	383 pcs.	328 pcs.	265 pcs.	207 pcs.
3500	678 pcs.	539 pcs.	447 pcs.	382 pcs.	309 pcs.	242 pcs.
4000	755 pcs.	616 pcs.	511 pcs.	437 pcs.	353 pcs.	276 pcs.
4500	871 pcs.	693 pcs.	575 pcs.	491 pcs.	397 pcs.	311 pcs.
5000	968 pcs.	770 pcs.	639 pcs.	546 pcs.	441 pcs.	345 pcs.

Cedar Texture Shakes	Reveal (size)	
Area (sq. ft.)	9" (12")	10" (12")
100	34 pcs.	30 pcs.
200	67 pcs.	60 pcs.
300	100 pcs.	90 pcs.
400	134 pcs.	120 pcs.
500	167 pcs.	150 pcs.
600	200 pcs.	180 pcs.
700	234 pcs.	210 pcs.
800	267 pcs.	240 pcs.
900	300 pcs.	270 pcs.
1000	334 pcs.	300 pcs.
1500	500 pcs.	450 pcs.
2000	667 pcs.	600 pcs.
2500	834 pcs.	750 pcs.
3000	1000 pcs.	900 pcs.
3500	1167 pcs.	1050 pcs.
4000	1334 pcs.	1200 pcs.
4500	1500 pcs.	1350 pcs.
5000	1667 pcs.	1500 pcs.

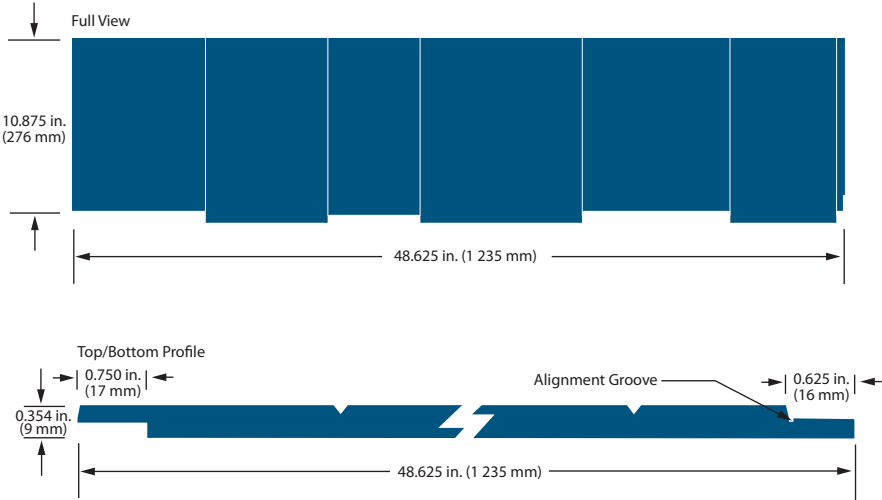
Specifications: LP® SmartSide® Shakes

CEDAR TEXTURE SHAKES

THE LUXURIOUS APPEAL OF CEDAR

- The look of traditional cedar with easier maintenance over time
- Staggered edges offer a lively, textured effect
- Can be used on all exterior walls or as a decorative accent
- Shiplap ends for seamless appearance
- Reversible staggered or straight edge offers exceptional design versatility
- Treated engineered wood strand substrate

CEDAR TEXTURE SHAKES



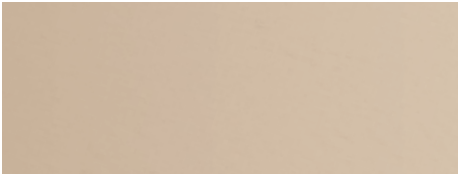
DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
Cedar Texture Shakes	4ft. (48.63 in.)(1.2 m)	11.625 in. (295 mm)	0.354 in. (9 mm)	42092	2 PSF

Specifications: LP® SmartSide® Trim

SMOOTH FINISH TRIM

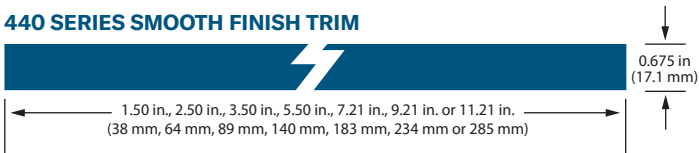
SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16’ ft length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- Treated engineered wood strand substrate

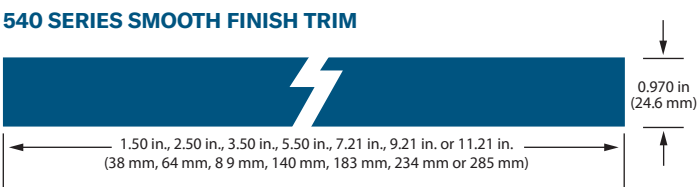


Smooth Finish

440 SERIES SMOOTH FINISH TRIM



540 SERIES SMOOTH FINISH TRIM



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.675 in. (17.1 mm)	41640	2 PSF
	16 ft (192 in.) (4.9 m)	2.50 in. (64 mm)	0.675 in. (17.1 mm)	41627	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	41420	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	41422	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	41423	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	41492	2 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	41490	2 PSF
	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	41629	3 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	41628	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	41342	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	41343	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41344	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	41345	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	41494	3 PSF

Specifications: LP® SmartSide® Soffit

CEDAR TEXTURE SOFFIT

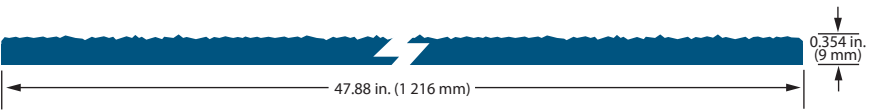
THE FINISHING TOUCH

- The perfect alternative to MDO and plywood soffits
- Cut-to-width eliminates time spent ripping full sheets
- 38 Series engineered for closed soffit applications
- 76 Series and 190 Series are ideal for use as the starter course for roofs with exposed eaves
- Treated engineered wood strand substrate

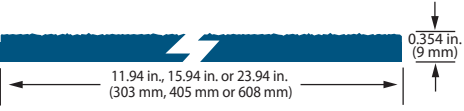


Cedar Texture

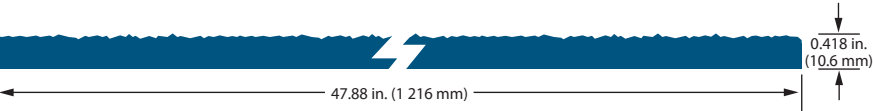
38 SERIES 4’ x 8’ CEDAR TEXTURE SOFFIT



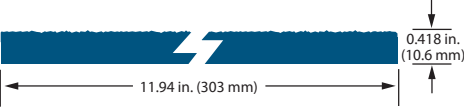
38 SERIES CEDAR TEXTURE SOFFIT – CUT-TO-WIDTH



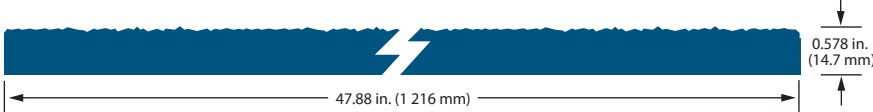
76 SERIES 4’ x 8’ CEDAR TEXTURE SOFFIT



76 SERIES CEDAR TEXTURE SOFFIT – CUT-TO-WIDTH

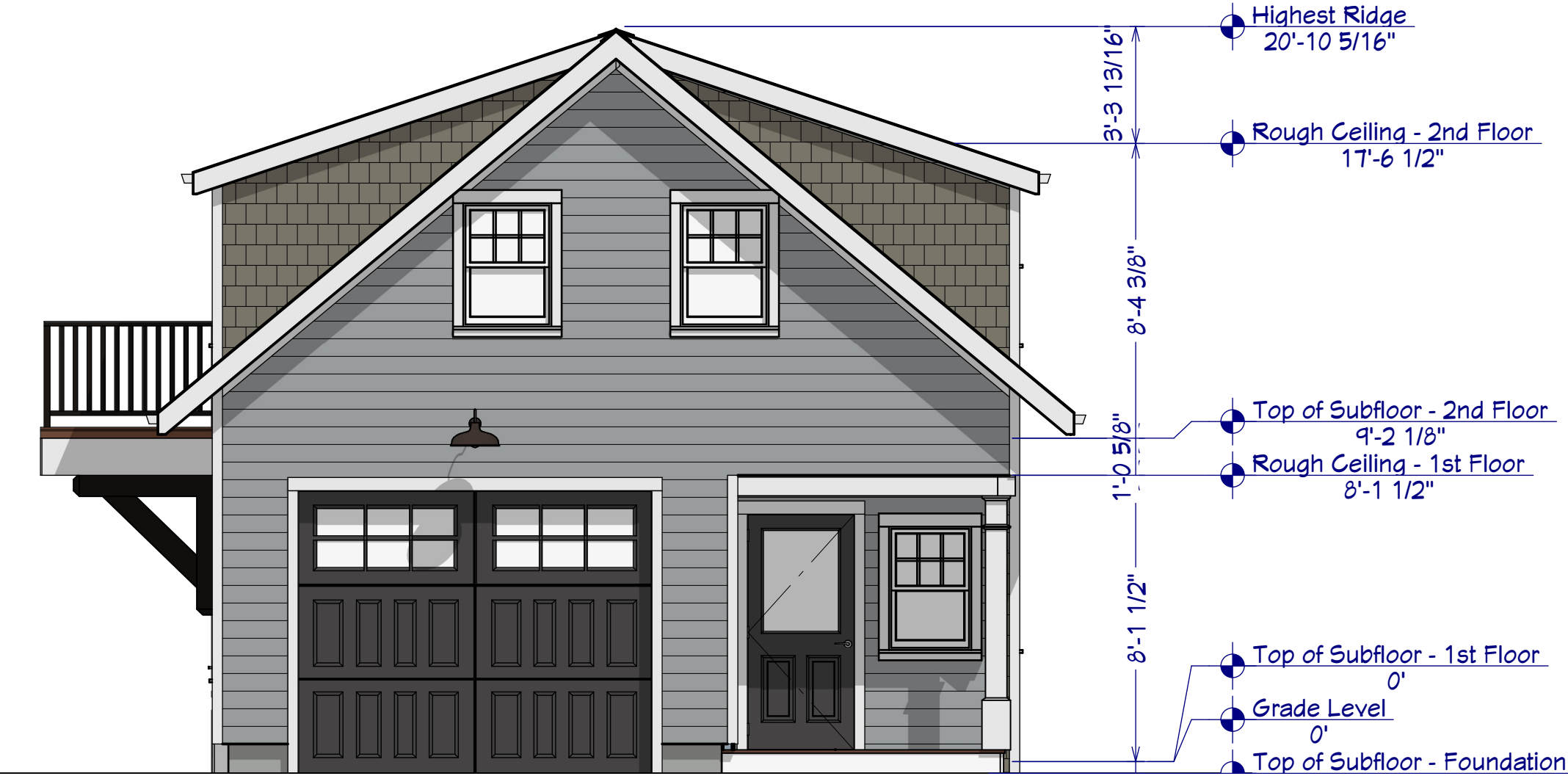


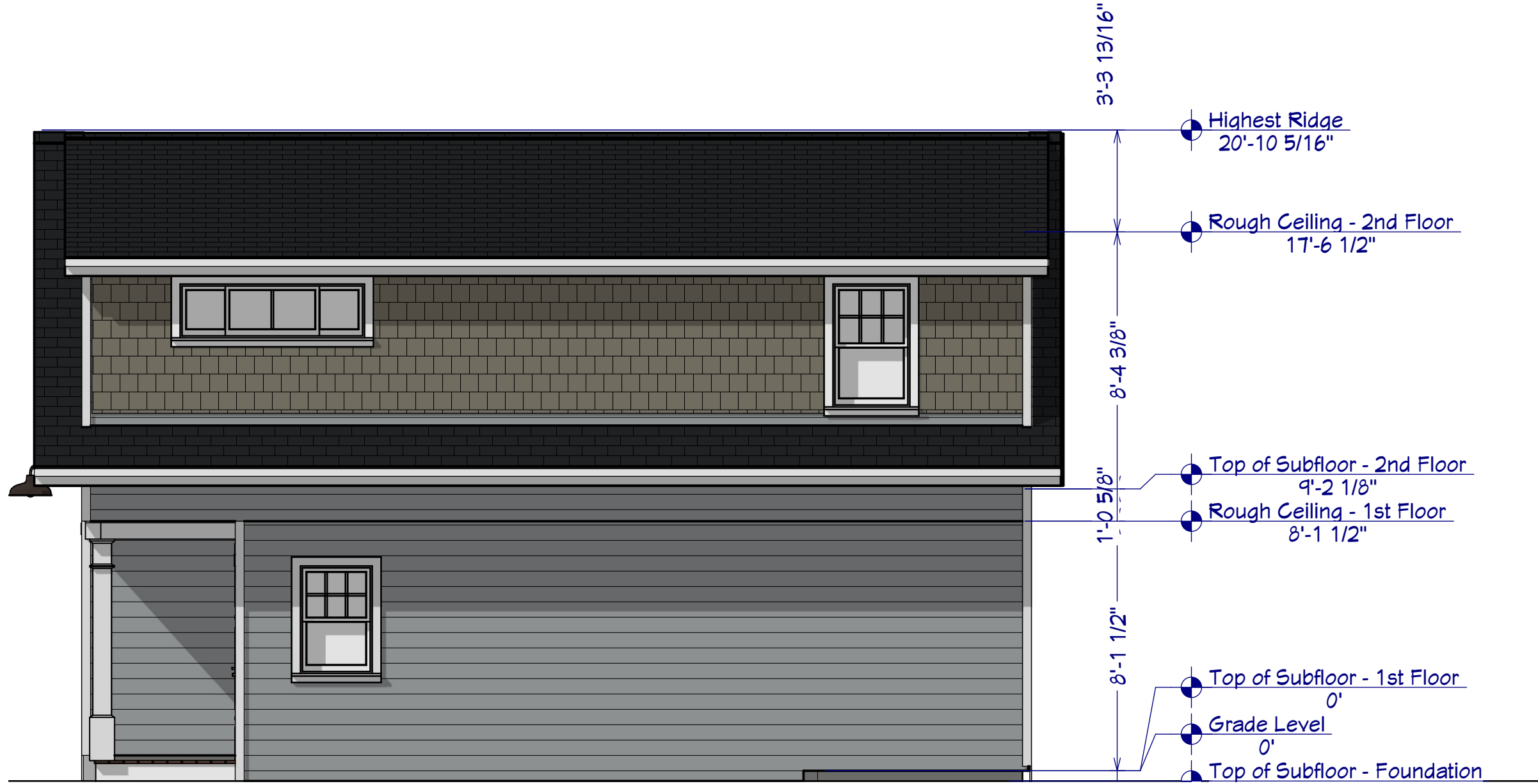
190 SERIES 4’ x 8’ CEDAR TEXTURE SOFFIT

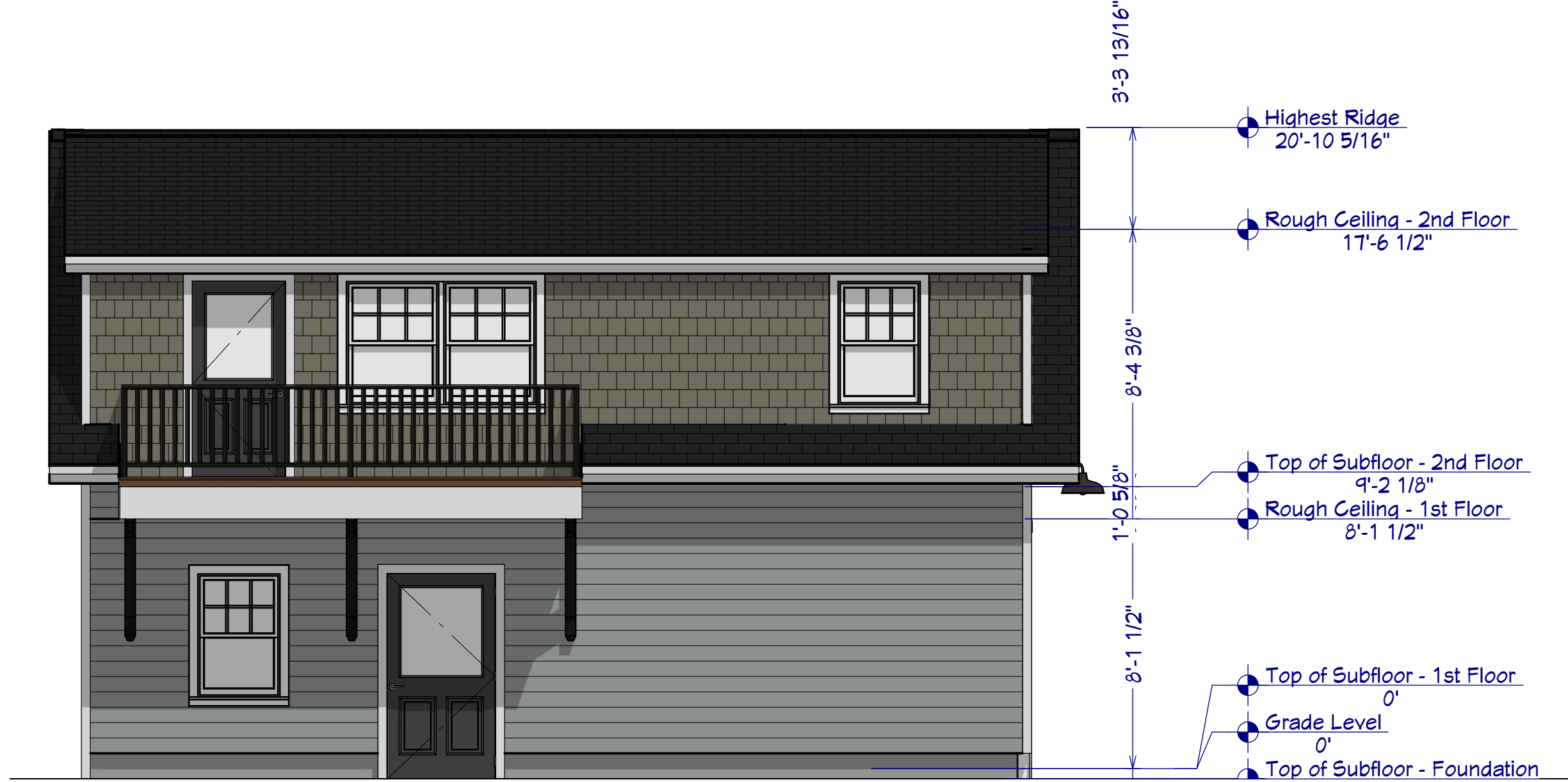


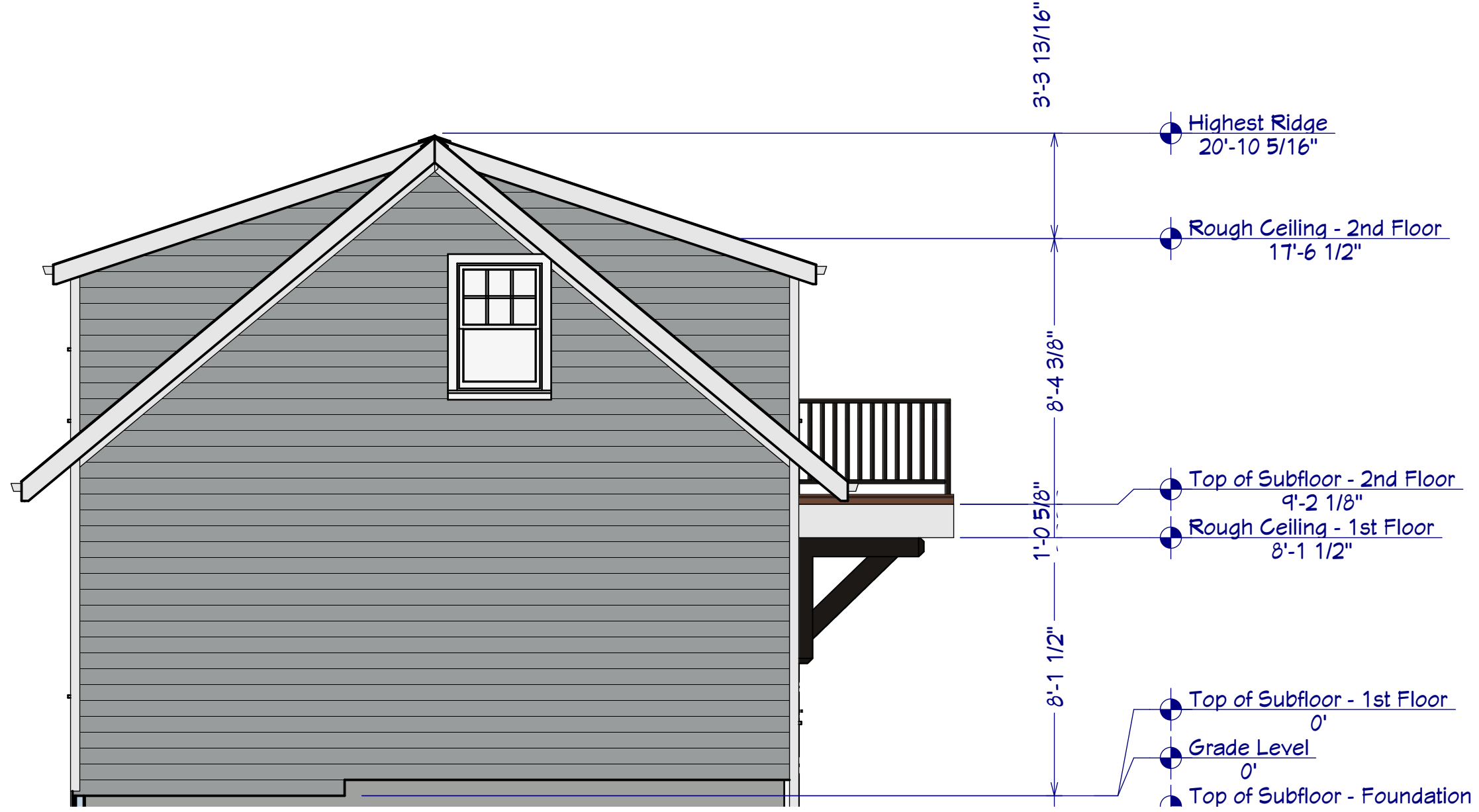
DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series 4’ x 8’ Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	25813	-
38 Series Cedar Texture Siding and Soffit Panel No Groove Square Edge	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	41044	1.5 PSF
76 Series 4’ x 8’ Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.418 in. (10.6 mm)	25814	-
190 Series 4’ x 8’ Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.578 in. (14.7 mm)	25816 *	-
38 Series Cedar Texture Soffit – Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (9 mm)	25805	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	25806	-
	16 ft. (192 in.)(4.9 m)	23.94 in. (608 mm)	0.354 in. (9 mm)	25807	-
76 Series Cedar Texture Soffit – Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.418 in. (10.6 mm)	25808 (Discontinued)	-

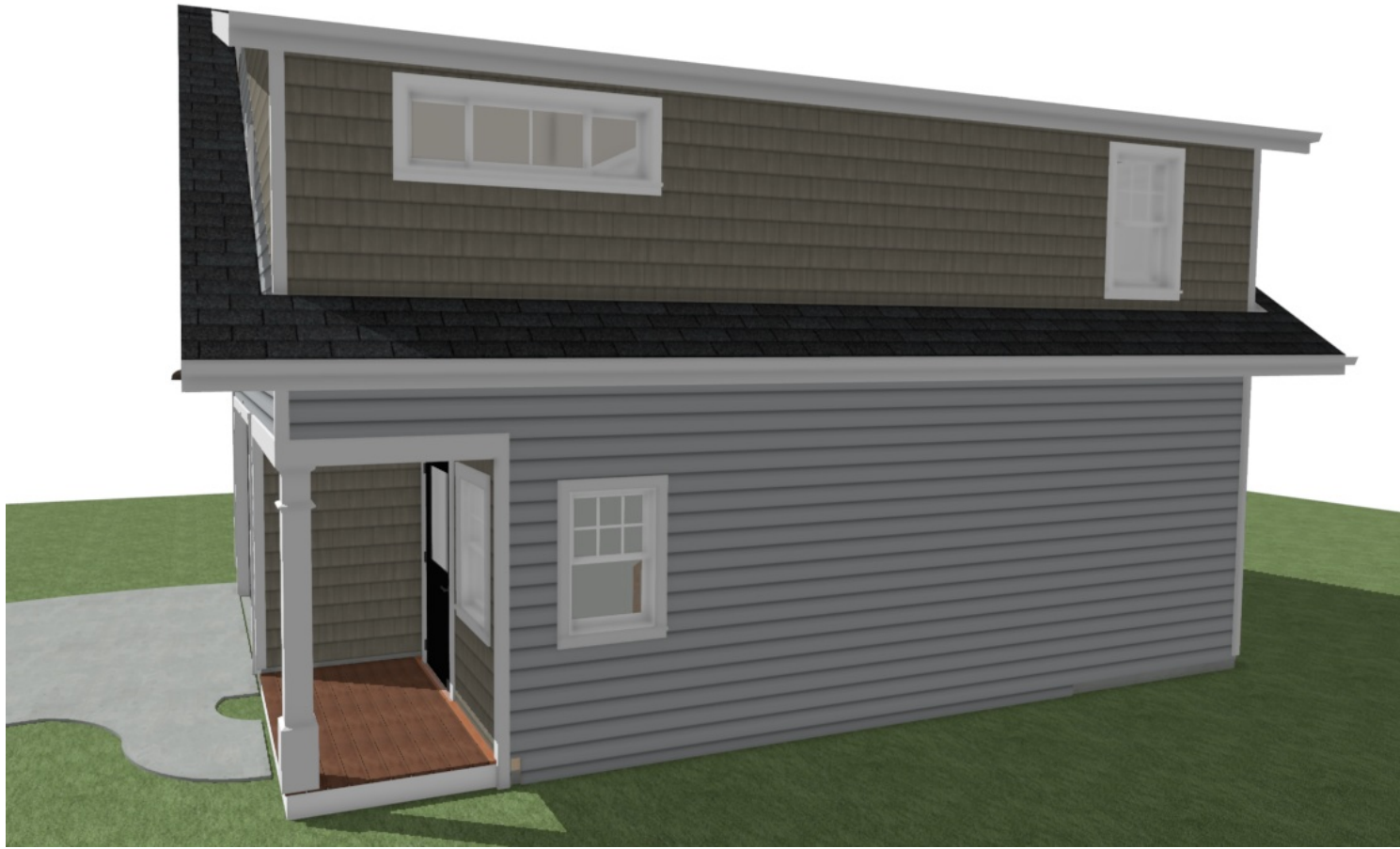
- NOTES:
- EXTERIOR LIGHTING AS PER ORIGINAL SUBMITTAL.
 - NO CHANGE TO SIDING, WINDOWS, DOORS, AND TRIM SPECS.

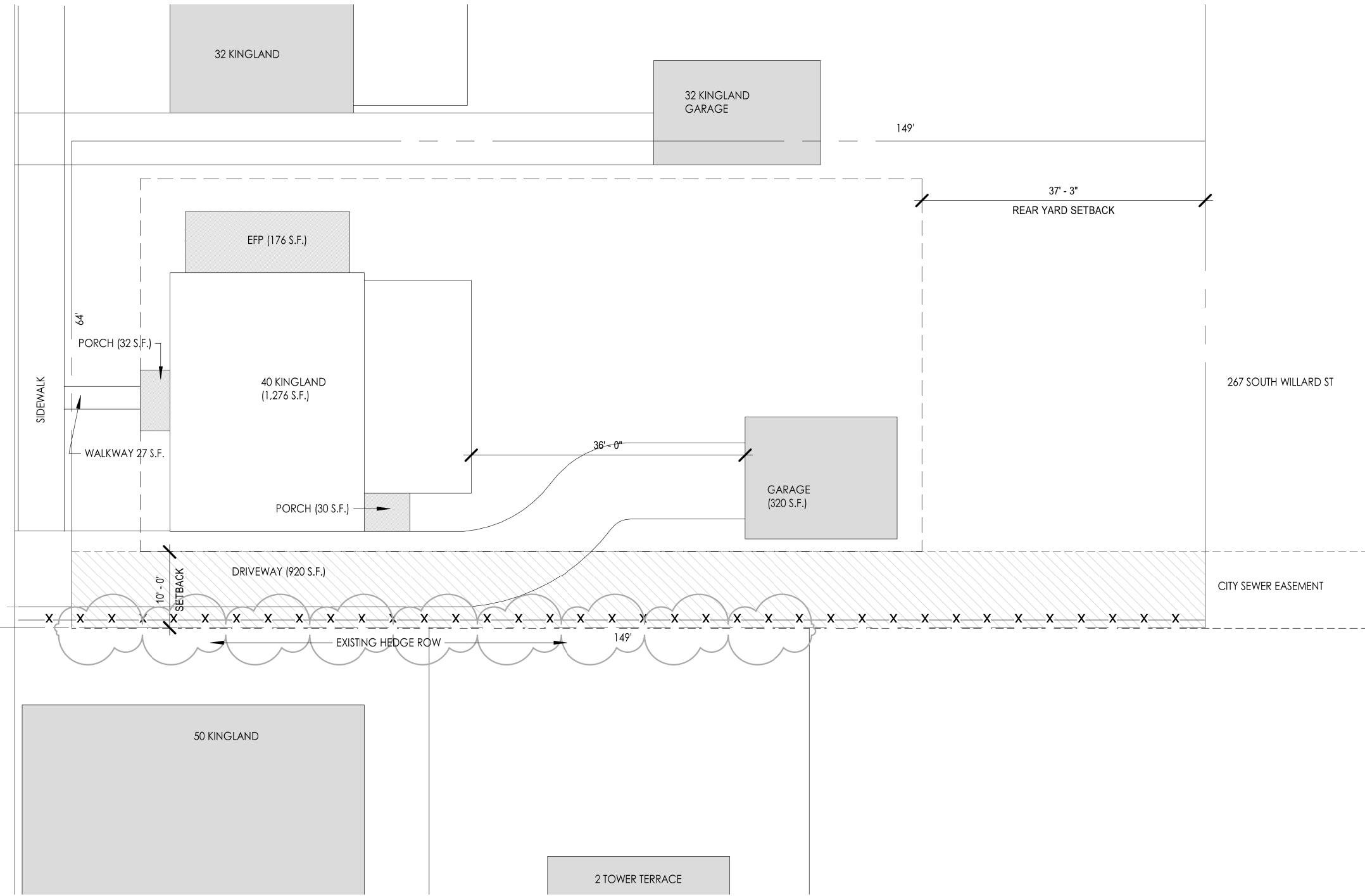












ZONING DISTRICT: RL

MAX. LOT COVERAGE = 35%
+10% COVERAGE FOR PATIOS, DECKS PORCHES, TERRACES.
*ADDITIONAL 600 S.F. COVERAGE ALLOWED FOR ADUs

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH SIDE +/- 5'-0"
SIDE: 10% OF LOT WIDTH, BUT IN NO EVENT LESS THAN 5'-0"
REAR: 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN 20'-0"

EXISTING LOT COVERAGE

EXISTING LOT SIZE:	9,312 S.F.
EXISTING HOUSE:	1,276 S.F.
EXISTING PORCHES:	238 S.F.
EXISTING WALKWAY	27 S.F.
EXISTING GARAGE:	320 S.F.
EXISTING DRIVEWAY:	920 S.F.

EXISTING LOT COVERAGE = 2,781 S.F. = 29.86%
WITHOUT PORCHES = 2,543 S.F. = 27.30%

PROPOSED LOT COVERAGE

LOT SIZE:	9,312 S.F.
EXISTING HOUSE:	1,276 S.F.
EXISTING PORCHES:	238 S.F.
ADU PORCH:	34 S.F.
EXISTING WALKWAY	27 S.F.
GARAGE / ADU:	770 S.F.
DRIVEWAY:	1,008 S.F.

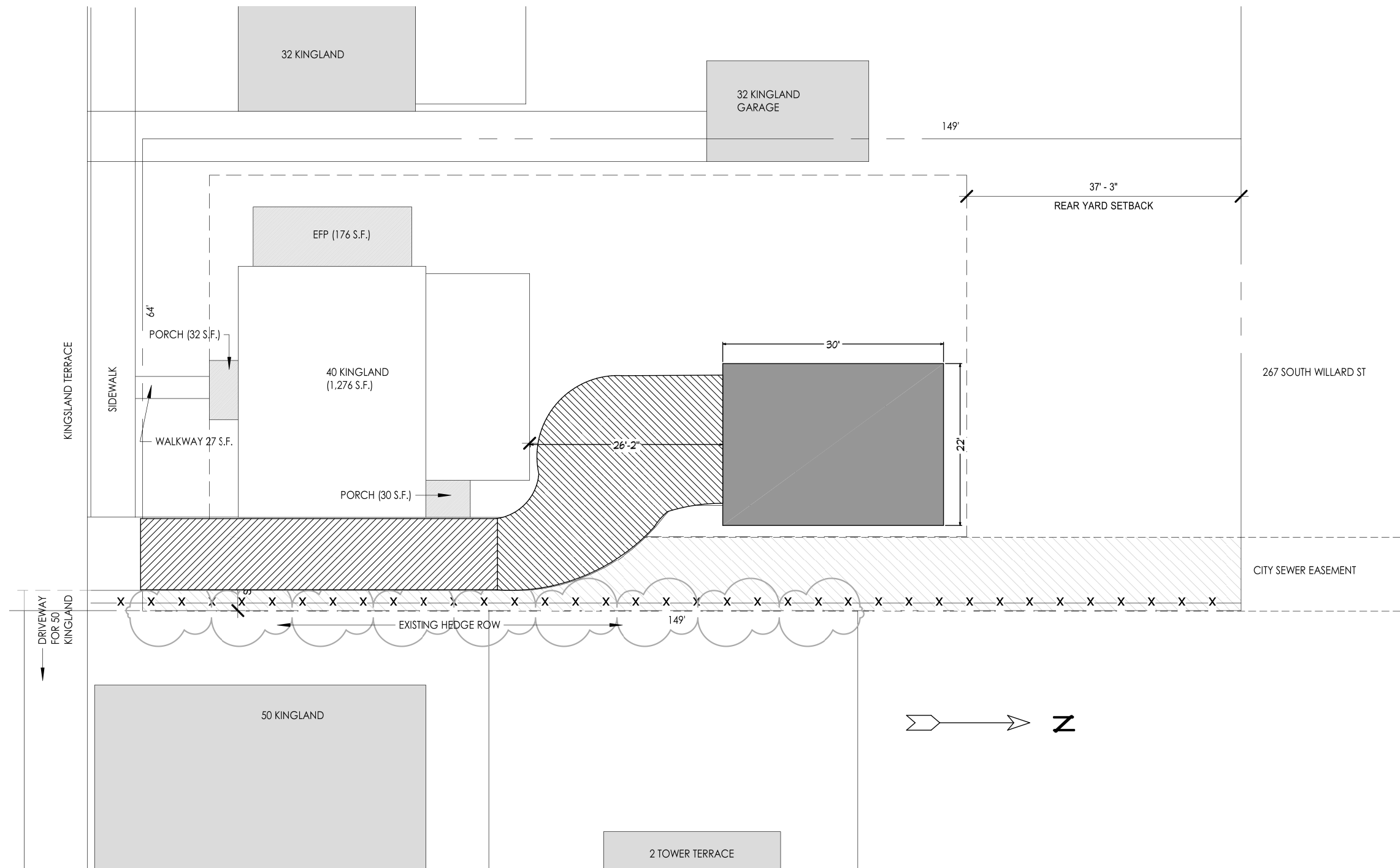
PROPOSED LOT COVERAGE = 3,353 S.F. = 36%
WITHOUT PORCHES = 3,081 S.F. = 33%

600 S.F. COVERAGE ALLOWED FOR ADU = 287 S.F. OVERAGE NEEDED

* lot area is based off tax parcel map

DRAWING KEY

- EXISTING STRUCTURE
- EXISTING PORCH
- GARAGE / ADU
- PROPERTY LINE
- SETBACK LINE
- EASEMENT SETBACK LINE
- EASEMENT AREA
- FENCE LINE



ZONING DISTRICT: RL

MAX. LOT COVERAGE = 35%
+10% COVERAGE FOR PATIOS, DECKS PORCHES, TERRACES.
*ADDITIONAL 600 S.F. COVERAGE ALLOWED FOR ADUS

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH SIDE +/- 5'-0"
SIDE: 10% OF LOT WIDTH, BUT IN NO EVENT LESS THAN 5'-0"
REAR: 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN 20'-0"

EXISTING LOT COVERAGE	
EXISTING LOT SIZE:	9,312 S.F.
EXISTING HOUSE:	1,276 S.F.
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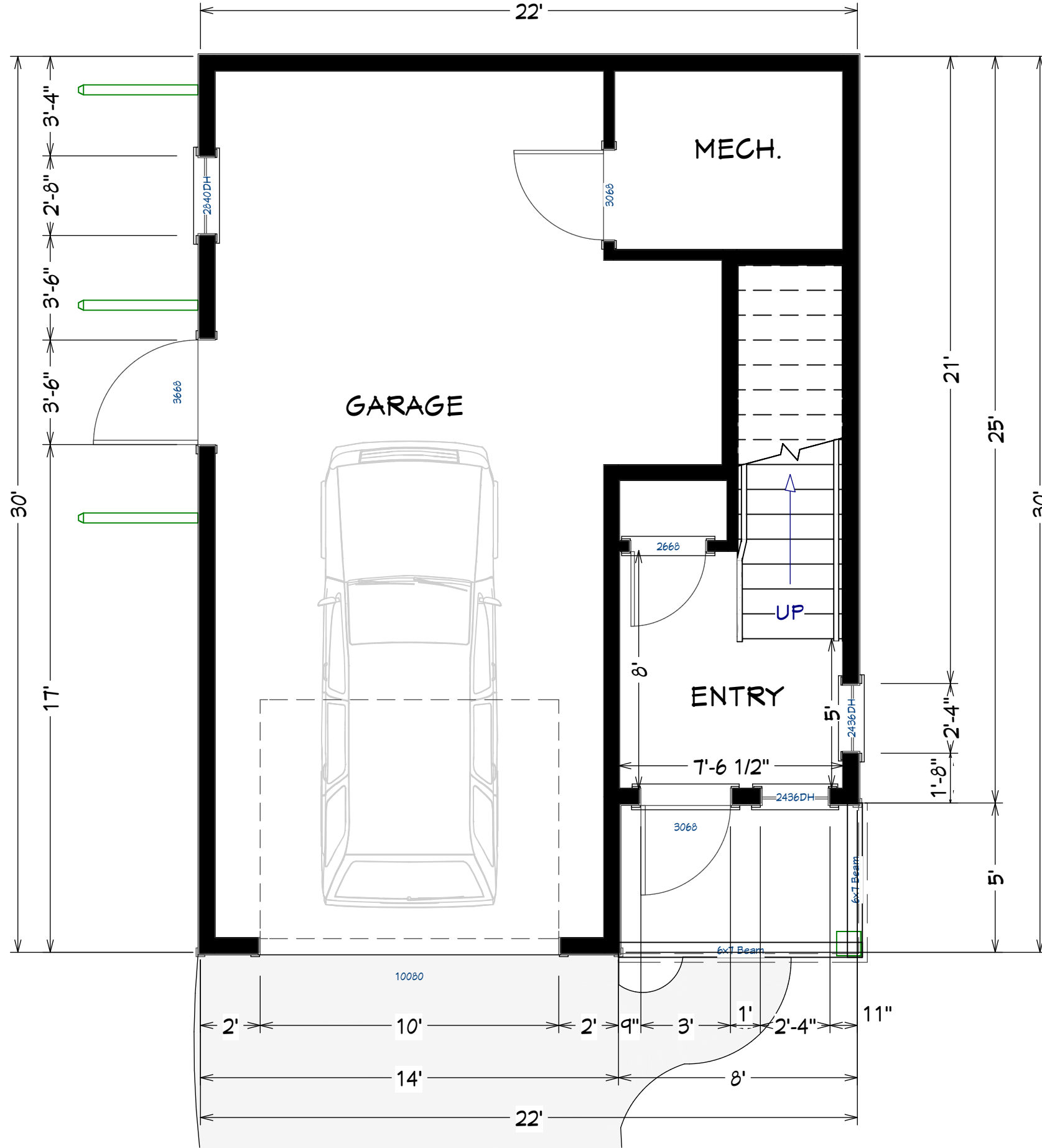
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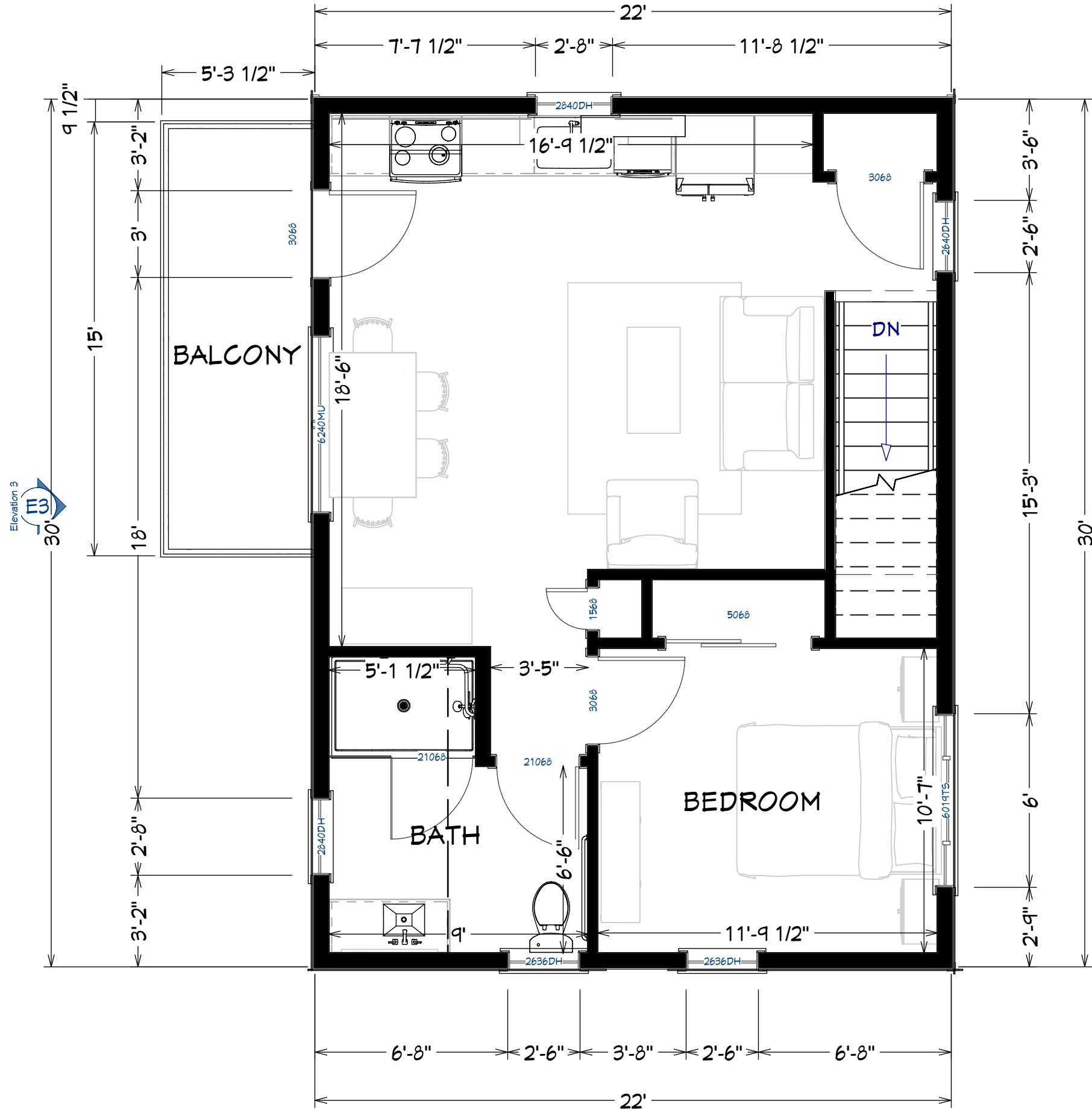
600 S.F. OVERAGE ALLOWED FOR ADU = 287 S.F. OVERAGE NEEDED

* lot area is based off tax parcel map

DRAWING KEY	
	EXISTING STRUCTURE
	EXISTING PORCH
	GARAGE / ADU
	PROPERTY LINE
	SETBACK LINE
	EASEMENT SETBACK LINE
	EASEMENT AREA
	FENCE LINE



 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'



SECOND FLOOR PLAN
SCALE: 1/4" = 1'

Lewis Creek Company
18a Morse Drive, Essex Junction, VT 05452
Find us on the web at : www.LewisCreekCompany.com

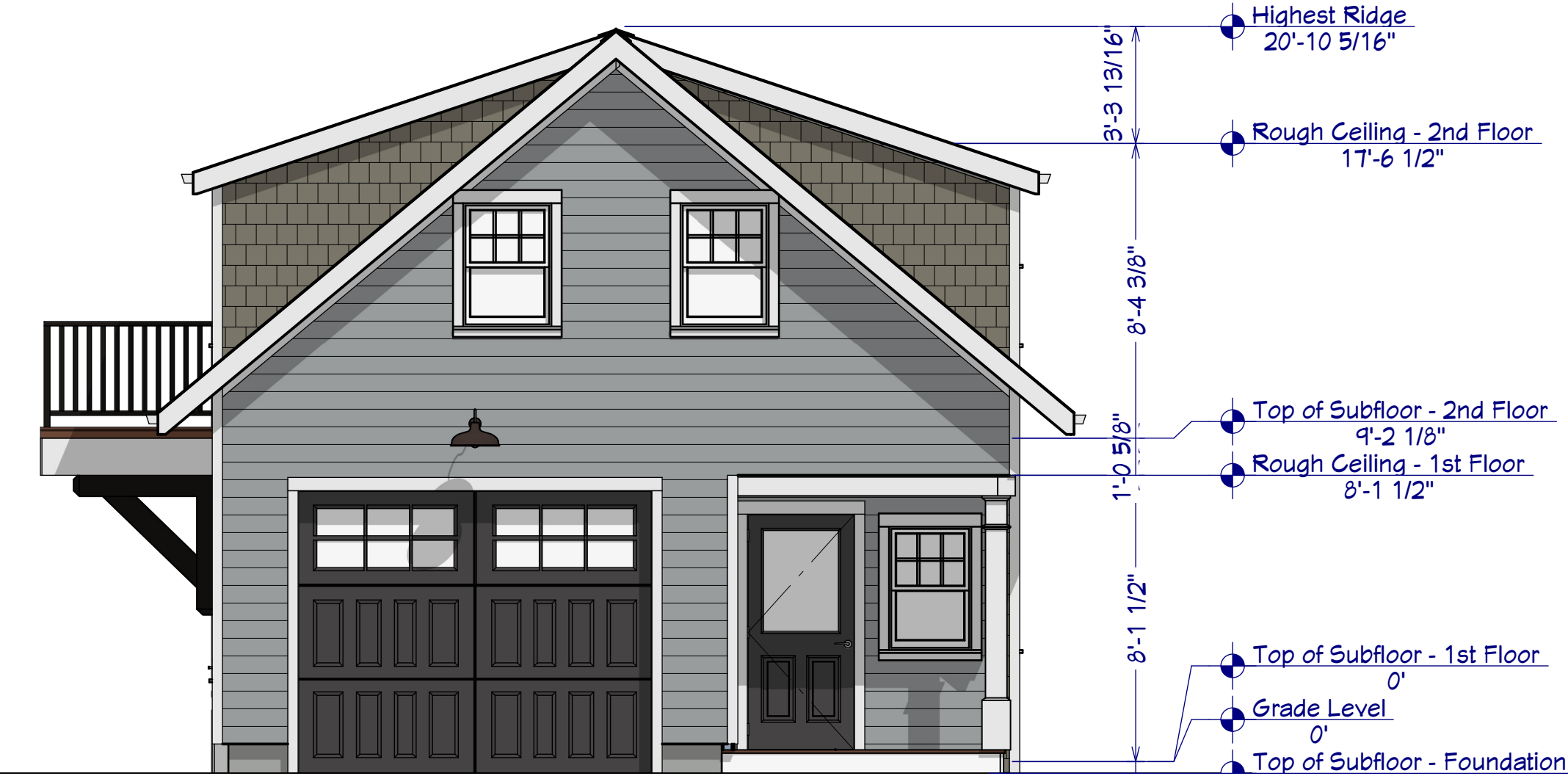
40 Kingsland Terrace
Burlington, VT 05401
**Kellen Brumstead &
Katie Monson**

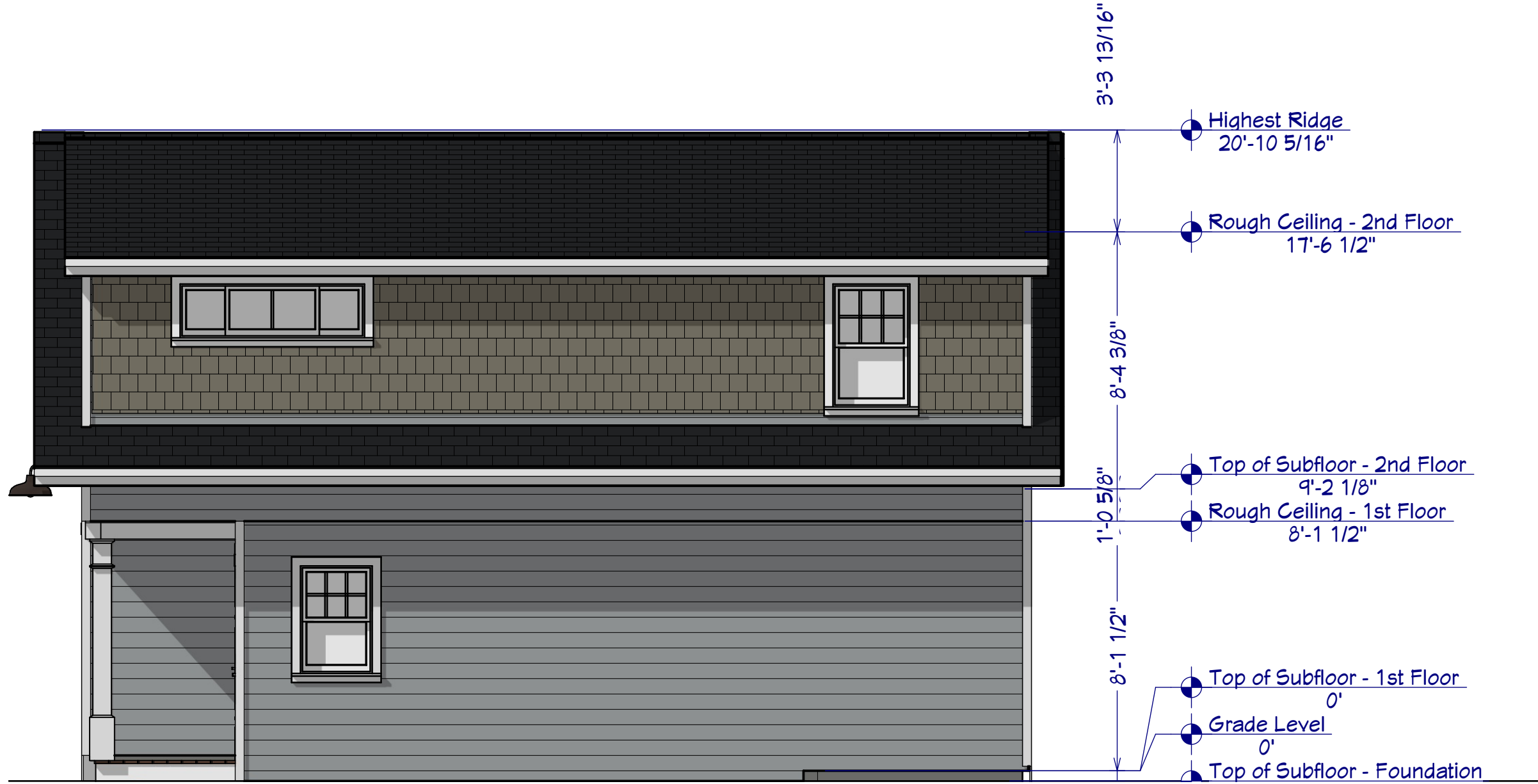
PROPOSED PLAN

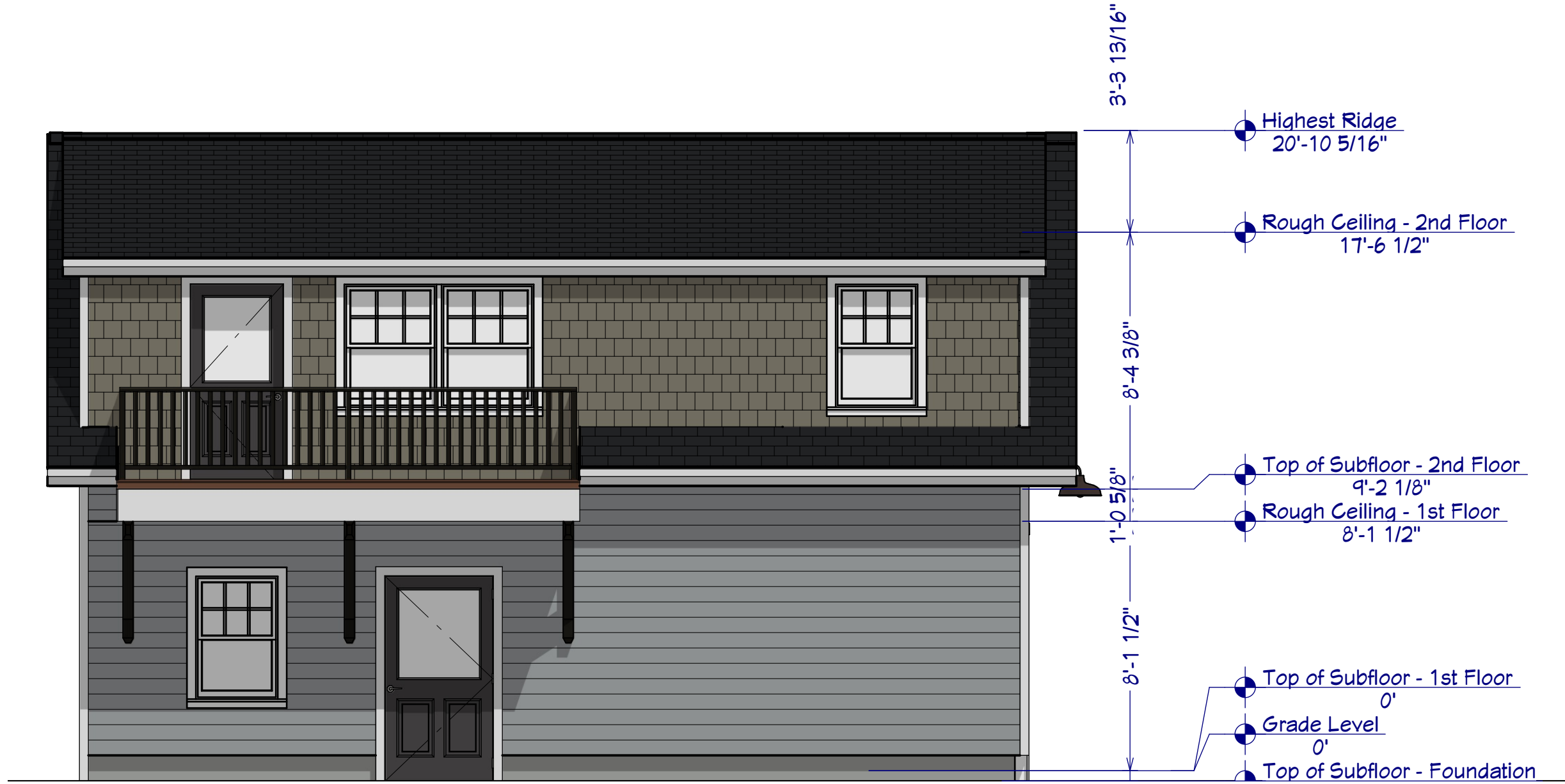
REVISED:
2/1/2021

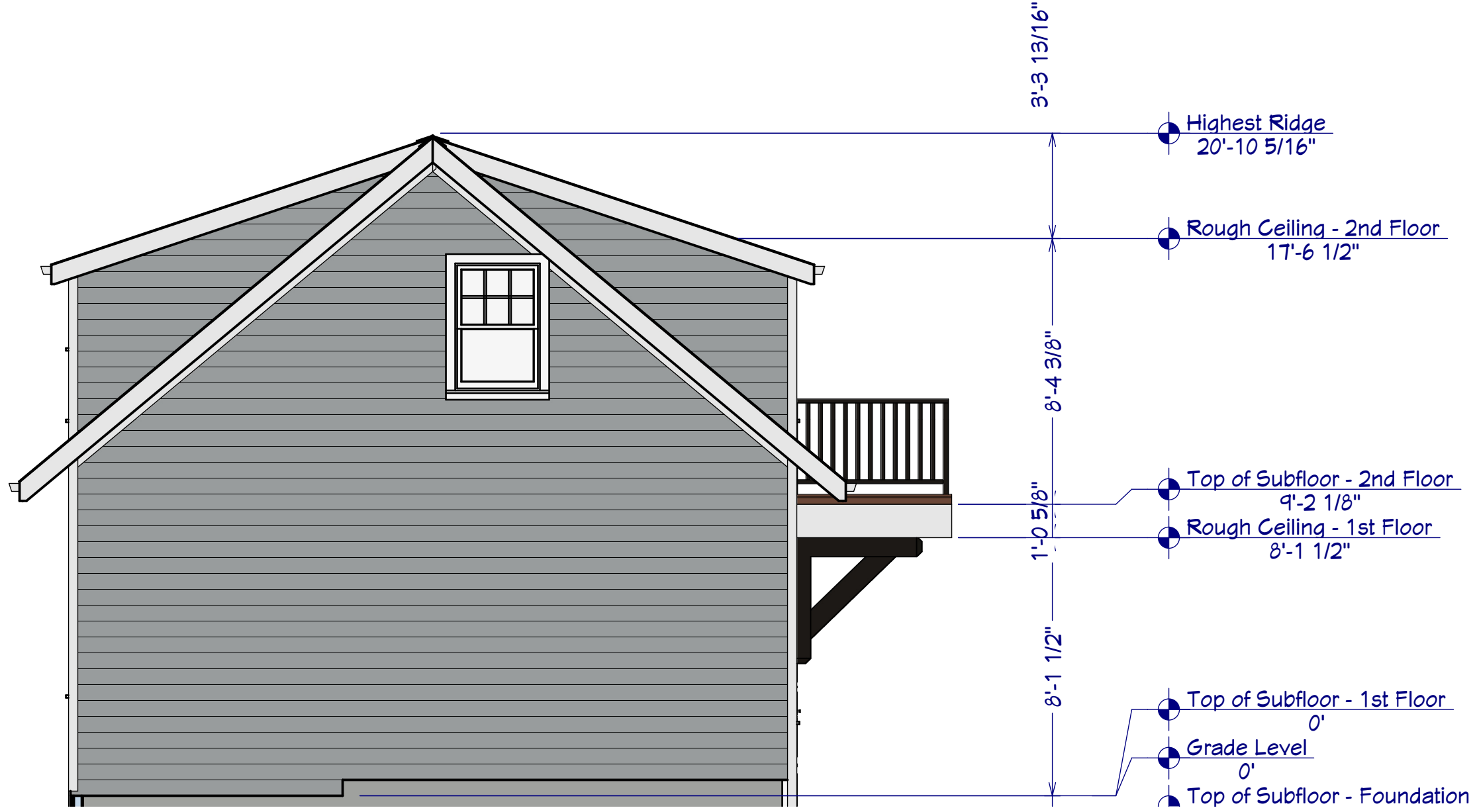
SHEET #
5

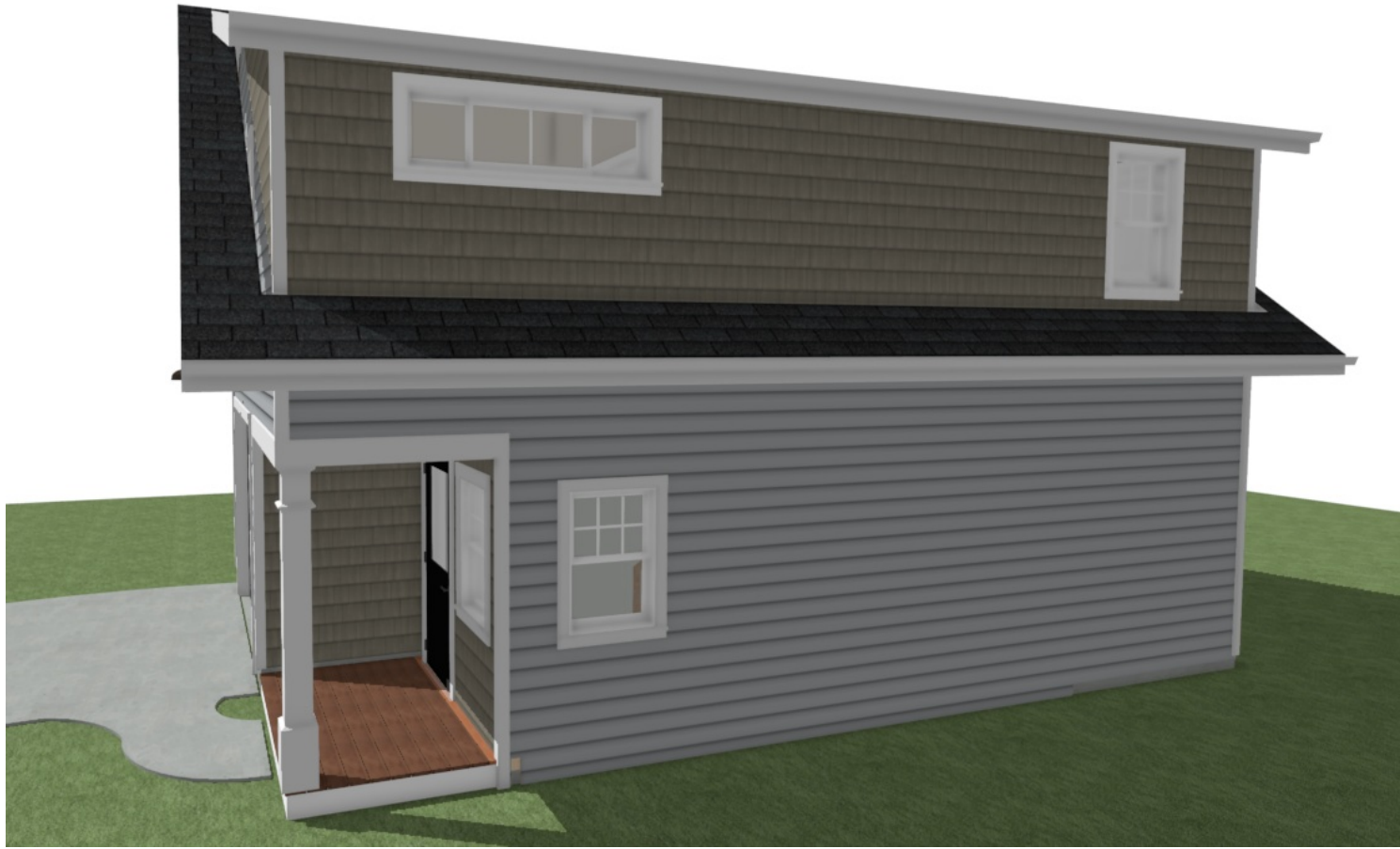
- NOTES:
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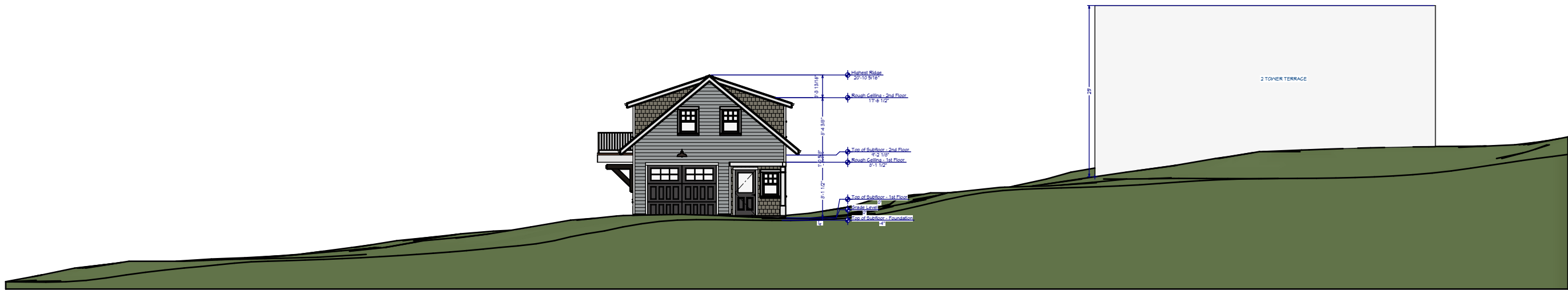




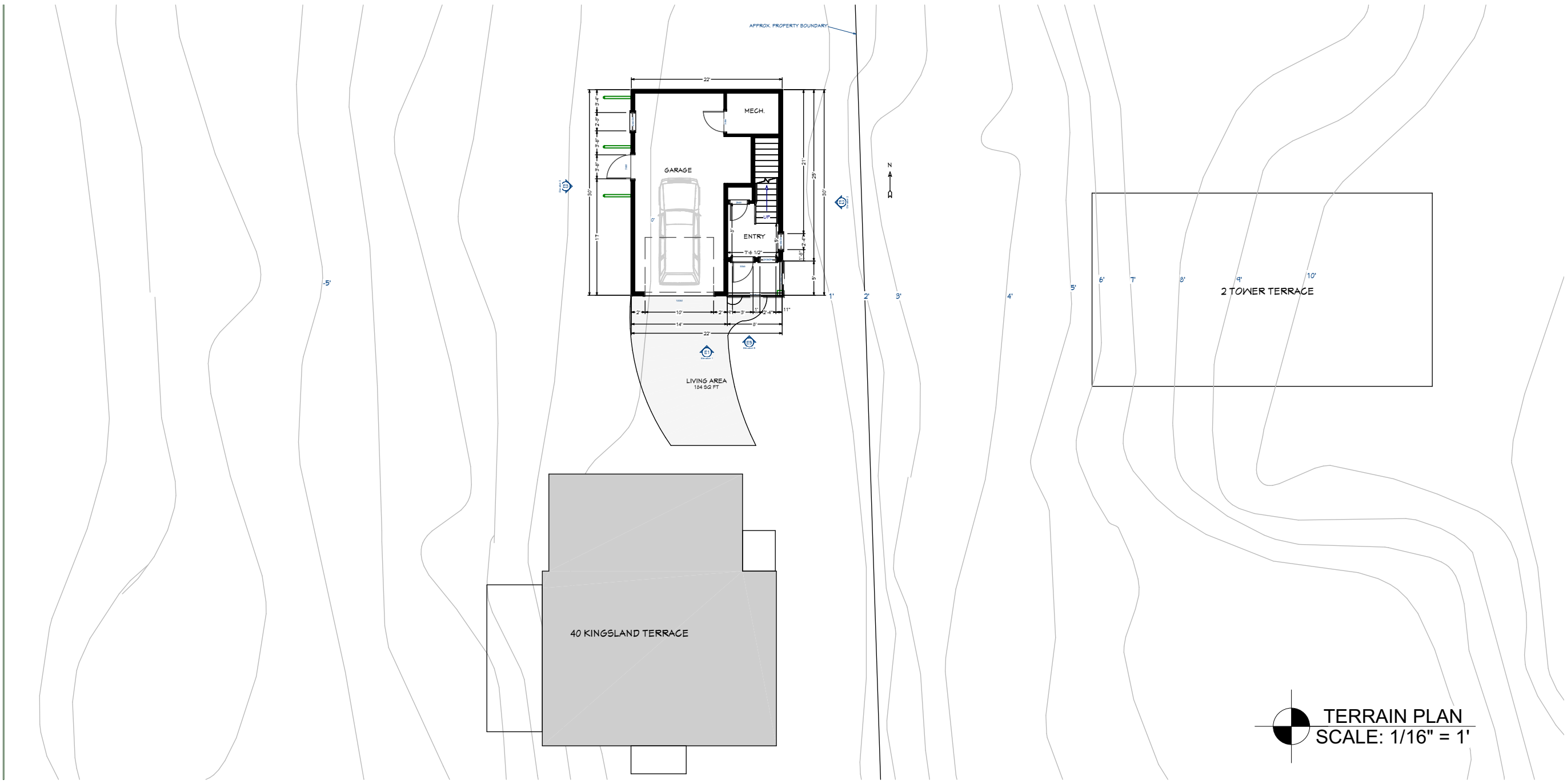








TERRAIN ELEVATION
SCALE: 1/16" = 1'



TERRAIN PLAN
SCALE: 1/16" = 1'

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-0662CA; 153 Locust Terrace
Date: February 23, 2021

File: ZP21-0662CA

Location: 153 Locust Terrace

Zone: RL **Ward:** 5S

Parking District: Neighborhood

Date application accepted: February 3, 2021

Applicant/ Owner: Erik Heikel, Windows and Doors by Brownell / William Clark & Katherin Zephir

Request: Replace 2 windows.

Background:

- **Zoning Permit 18-0678CA;** replace front door. February 2018.

Overview: 153 Locust Terrace was constructed in 1949 on lot #10 of the J. R. Thibault plan. Before adoption of the Comprehensive Development Ordinance in 2007, this neighborhood was Non-Design Control.

153 Locust Terrace is included within the 2007 Historic Sites and Structures Survey of the Five Sisters Neighborhood ("New Harlem"), so therefore is eligible for historic designation within that context.



The accompanying narrative indicates it is a good example of a post-war, minimal traditional house.

The application proposes replacement of windows on the primary façade in a different style than existing; changing paired double hung sash for a single light picture window.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no important natural features that might be disrupted with replacement windows.

(b) Topographical Alterations:

Not applicable.

(c) Protection of Important Public Views:

There are no identified important public views.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, solar, water, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Not applicable for this application.

(h) Building Location and Orientation:

Not applicable for this application.

(i) Vehicular Access:

Not applicable for this application.

(j) Pedestrian Access:

Not applicable for this application.

(k) Accessibility for the Handicapped:

Not applicable for this application.

(l) Parking and Circulation:

Not applicable for this application.

(m) Landscaping and Fences:

Not applicable for this application.

(n) Public Plazas and Open Space:

Not applicable for this application.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Not applicable for this application.

(p) Integrate infrastructure into the design:

Not applicable for this application.

Part 3: Architectural Design Standards

Section 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Not applicable for this application.

2. Roofs and Rooflines.

Not applicable for this application.

3. Building Openings

The application proposes the replacement of paired double hung windows with a single light picture window, and the replacement of an existing double hung window with the same.

Innovations in manufacture coupled with architectural movements allowed for “window walls” found first in Europe in the 1930s, soon followed by George Fred Keck’s *House of Tomorrow* in 1933, featuring the use of glass throughout the home. Walter Gropius installed large windows at his home in Dessau in 1925 and

Building permit issued to J.R. Thibault
1 Family Home, Lot 10 (153 Locust Terrace)
April 30, 1949

CITY OF BURLINGTON, VERMONT
BUILDING PERMIT
No. 48-152
Burlington, Vt. 4/30 1949
Permissions is hereby granted J.R. Thibault
To construct - ~~repair~~ - alter 153 Locust Terrace
in accordance with the zoning, Building Laws of the State of Vermont and the City of Burlington and information contained in application dated 3/30-4/1
No. 48-152
Remarks: Zone I
Notice:—As soon as work covered by this permit is completed return this permit to Building Inspector, so certificate of occupancy may be issued.
Date Finished: _____ Cost: _____
Fee \$6.50 J.R. Thibault Owner.
Paid 5-10-49 Building Inspector.
TREASURER'S STUB
\$6.50 Date 4/30 1949
For Building Permit, No. 48-152 issued to J.R. Thibault

again in Lincoln Massachusetts in 1937. Keck, a solar designer, introduced thermal pane windows in 1937, but they are not commonly found in residential settings until the 1960s. Scenic windows as part of residential construction came into style with the advent of suburban development, ranch houses, television, drive-in movies, and the space age. This prominent front window was a major feature on the vast majority of new residential construction in the 1960s and 1970s.

The context of the Five Sisters is the evolution of domestic architecture from 1890 to post World War II; the timeline from north progressing south. The south end (Locust Terrace) was the last to be developed, and epitomizes home construction post war with houses stylistically that period. 153 Locust Terrace falls just short of the 1950s and its beginning love affair with the picture window.

The window example the applicants wish to duplicate is across the street, at **154 Locust Terrace** (lot 23, Thibault plan; built by Leo Ringuette) the building permit issued in June 1952. (A permit for a breezeway and garage for 153 Locust was issued in July 1952.) Stylistically, they are different building patterns, but both identified as Minimal Traditional. This may be the tipping point for change, with the adoption of a picture window at 154. Ideally suited for the narrow lot, 154 reflects back to traditional building typology (prominent gable, steeply pitched roof) yet bridges the divide between the colonial inspired domestic architecture of the early 20th century and the ranch style homes and picture windows to come.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.
See Section 5.4.8.



154 Locust Terrace (lot 23)
Building permit issued June 30, 1952

(c) Protection of Important Public Views:

Not applicable for this application.

(d) Provide an active and inviting street edge:

As “eyes of the home”, windows perform an important function in creating an inviting and welcoming presence to the street. All building openings contribute to the attractiveness of the street edge.

An advertisement for the “Mt. Vernon”, showing the steeply pitched roof and Colonial inspired style of early Minimal Traditional house plans.



(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

There is no evidence that an architectural historian has been consulted for this application. The replacement is a matter of preference of the owner.

(f) Reduce energy utilization:

Windows are typically replaced as part of an effort to improve energy efficiency, make the structure more comfortable and decrease heating costs.

(g) Make advertising features complementary to the site:

Not applicable for this application.

(h) Integrate infrastructure into the building design:

Not applicable for this application.

(i) Make spaces secure and safe:

Not applicable for this application.

Section 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review

in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The home was constructed in 1949 and first occupied by Carl and Mary Lacillade. Its use will remain residential.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The application proposes a change in fenestration for the primary façade that changes the building's features.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The applicants wish to replicate a window pattern of a neighboring house that was constructed a few years after this home. In that manner, the replacement picture window is conjectural.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The paired double hung windows appear to be original to the home, and therefore characterize the 1949 home. A change to the window pattern introduces a conjectural feature uncommon to the 1940s, and contrary to this standard.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

It is not suggested in the application that the change to the paired double hung units is proposed due to deterioration, but a desire for a different window.

The specification sheet for the single double hung, as wood, is acceptable.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

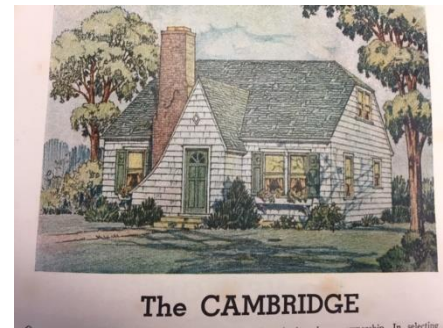
Not applicable for this application.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Not applicable for this application.

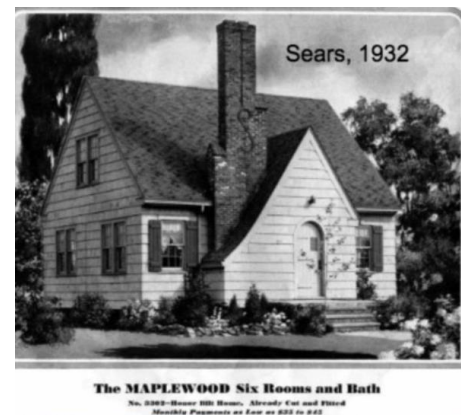
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.* While not a new addition, the proposed replacement window will alter historic features of the property. Its close construction date to other properties will blur the advent of large window walls and will likely be interpreted as an original feature.

The Five Sisters neighborhood is a jewelry box of kit house forms, clearly identifiable as taken from Aladdin, Sears, Gordon Van Tine, Liberty Homes and other large distributors of catalog house kits. House plans were also broadly advertised and available to local builders. 153 Locust Terrace is similar to the *Cambridge* home advertised by Liberty Homes (even matching its building footprint), *The Maplewood* or the *Riverside* home plans by Sears. Even with optional features like jerkinhead roofs, chimneys, or selection of front door, the inspiration is clear.



10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Using application photos for guidance, it will be possible to replace these replacement windows as originally designed at a future date.



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Department of Permitting and Inspections

645 Pine Street
Burlington, VT 05401-8415
Phone: (802) 865-7188

www.burlingtonvt.gov/dpi

FEB 03 2021

BURLINGTON
PERMITTING & INSPECTIONS

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 153 Locust Terrace

PROPERTY

OWNER*: William Clark & Katherine Zephir

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 153 Locust Terrace

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 978-798-0378

EMAIL: katherine.zephir@gmail.com

SIGNATURE: William Clark

Digitally signed by: William Clark
DN: CN = William Clark email =
wclark21@gmail.com C = US
Date: 2021.02.01 11:15:02 -05'00'

APPLICANT: Windows and Doors by Browne

POSTAL ADDRESS: 800 Marshall Ave, Suite 5

CITY, ST, ZIP: Williston, VT 05495

DAY PHONE: 802-861-4908

EMAIL: erik@wdbrownell.com

SIGNATURE: Erik Heikel

Digitally signed by Erik Heikel
Date: 2021.02.01 09:40:08 -05'

Property owner signature authorizes the applicant (if noted) to act on owner's behalf for all matters pertaining to this zoning permit application. Signature also consents to the proposed work and to inspection by city zoning staff to close out the zoning permit upon project completion.

Description of Proposed Project: Replace (2) windows

Existing Use of Property: ☒ Single Family ☐ Multi Family: #___ Units ☐ Other:___

Proposed Use of Property: ☒ Single Family ☐ Multi Family: #___ Units ☐ Other:___

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes ☒ No ☐

(If yes, the Vermont Residential/Commercial Building Energy Standards (VRBES/VCBES) apply. Please visit the following links for more information:

http://publicservice.vermont.gov/energy_efficiency/rbes or http://publicservice.vermont.gov/energy_efficiency/cbes)

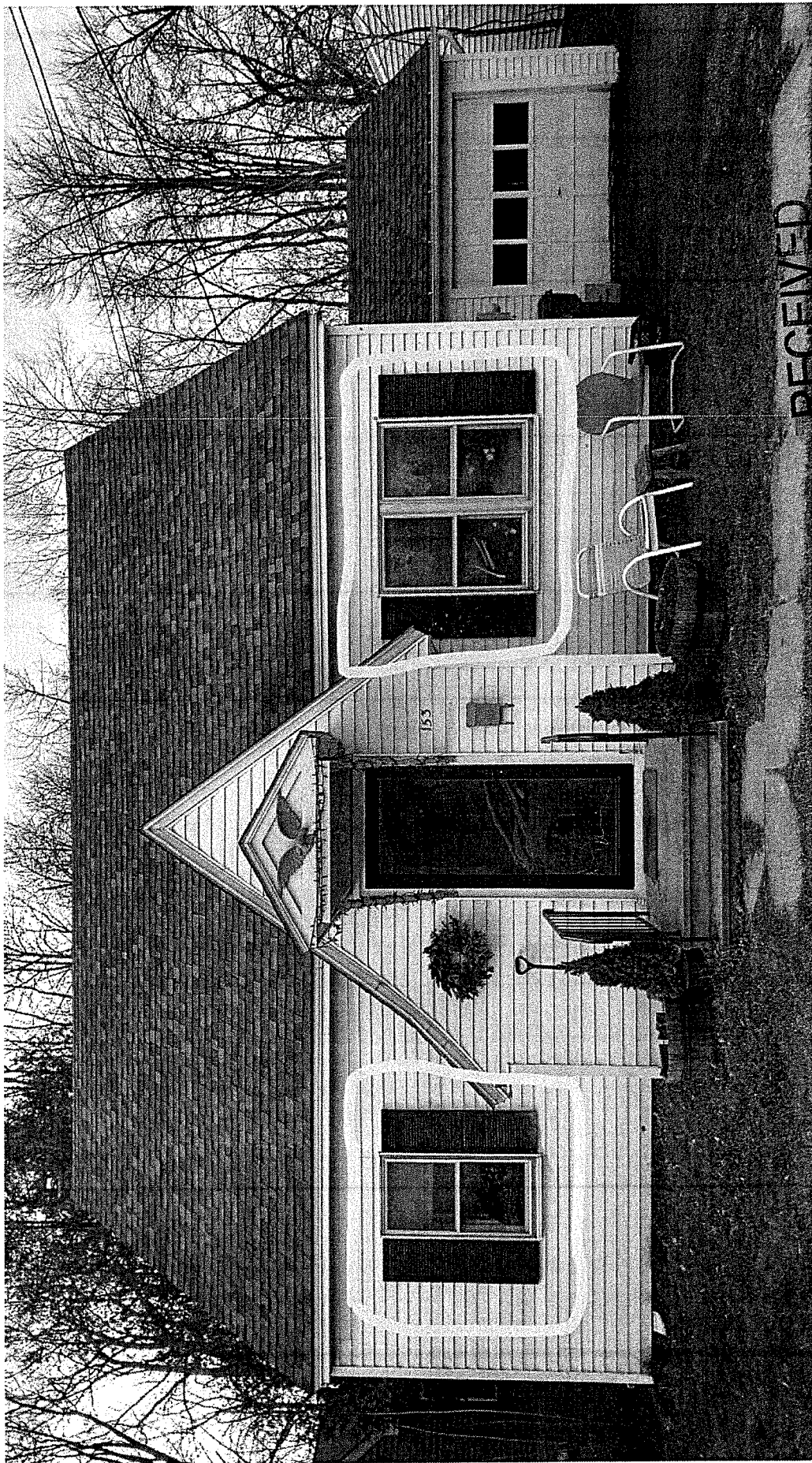
- Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒
(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒
(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- Are you proposing any work within, below, or above the public right of way? Yes ☐ No ☒
(If yes, you will need to receive prior approval from the Department of Public Works)
- Are you proposing any onsite food or beverage production/manufacturing? Yes ☐ No ☒
(If yes, you will need to consult with Water Resources Division at the Department of Public Works: 863-4501)

Estimated Construction Cost (value)*: \$ 6,417

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling this form. Call the Zoning Division at 802-865-7188, or visit the office at 645 Pine Street.

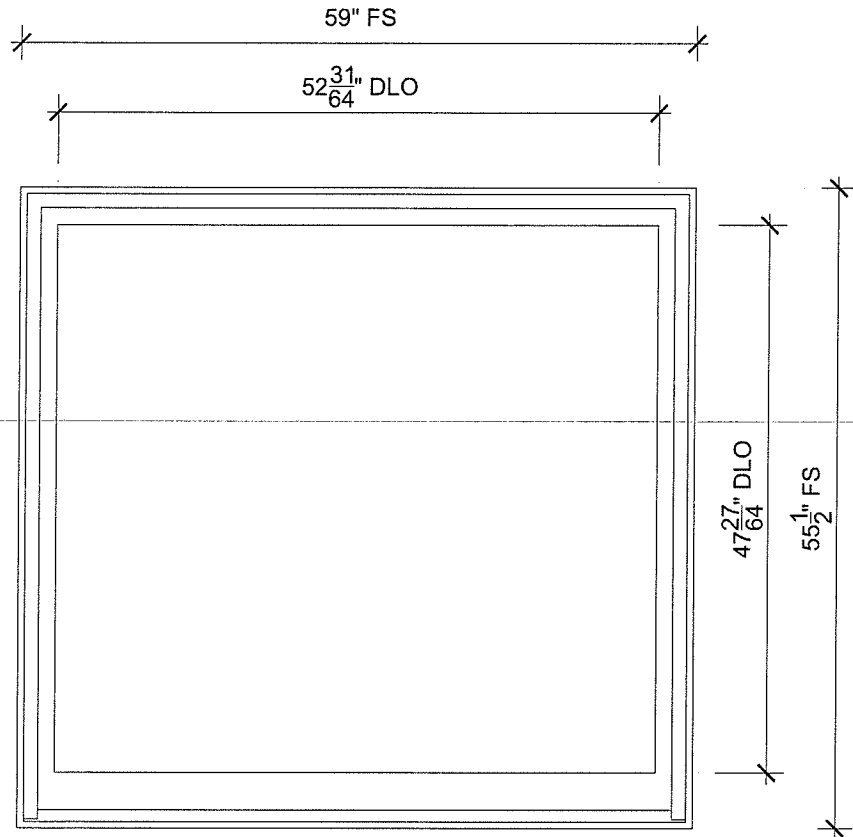
Office Use Only: Zone: R Eligible for Design Review? ☒ Age of House 1755 Lot Size 6780
Type: SN ___ AW ___ FC ___ BA ___ COA 1 ☒ COA 2 ___ COA 3 ___ CU ___ MA ___ VR ___ HO ___ SP ___ DT ___ MP ___
Check No. 88385 Amount Paid 122 Zoning Permit # 21-0622CA



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PIDMINGTON



PICTURE UNIT

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 1

Mark Unit: Picture Unit

Product Line: Ultimate

Unit Description: Double Hung Picture G2

Frame Size: 59" X 55 1/2"

Exterior Finish: Ebony

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: IG, Tempered Low E2 w/Argon, Black

Divider Type: None

Hardware Type: None

Screen Type: None

Hardware Color: None

Screen Surround Color: None

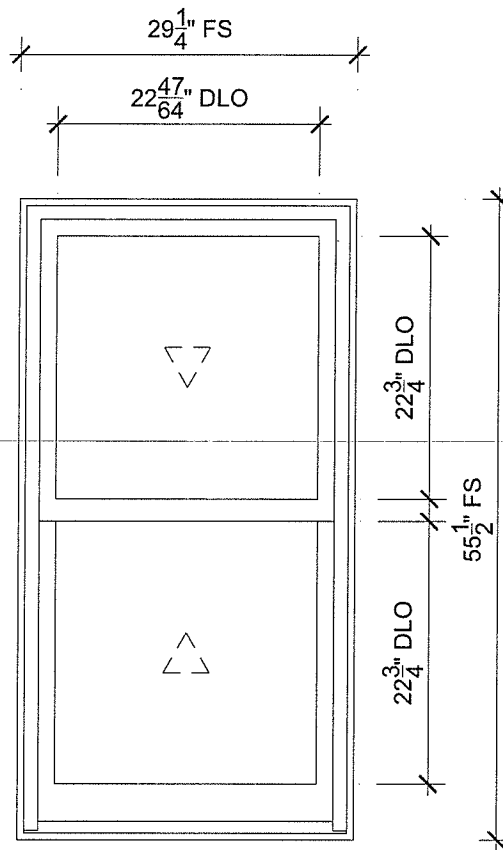
Jamb Depth: 4 9/16"

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PLAYROOM

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 1

Mark Unit: Playroom

Product Line: Ultimate

Unit Description: Double Hung G2

Frame Size: 29 1/4" X 55 1/2"

Exterior Finish: Ebony

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: IG, Low E2 w/Argon, Black, Tempered Low E2 w/Argon

Divider Type: None

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None

Screen Type: Aluminum Screen

Hardware Color: White

Screen Surround Color: Ebony

Jamb Depth: 4 9/16"

WILLIAM B. PINNEY
DIRECTOR



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS
HISTORIC SITES DIVISION
MONTPELIER, VERMONT 05602
(802) 828-3226

April 29, 1975

Mr. Larry Snyder, Director
Administrative Resources
Waterman Building Room 354
University of Vermont
Burlington, Vermont 05401

Dear Mr. Snyder:

We are pleased to inform you that the University Green Historic District has been officially entered on the National Register of Historic Places.

If you desire further information regarding this nomination, please feel free to contact us.

Sincerely,

A handwritten signature in cursive script that reads "William B. Pinney".

William B. Pinney
Director
State Historic Preservation Officer

WBP:ds

cc: Robert Preston
Arthur R. Hogan, Jr.
Frank J. Gerred



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

The Director of the National Park Service

Gary Everhardt

is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Historic Preservation Officer responsible for your State's implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915), as amended. It has accordingly been entered in the National Register of Historic Places. A leaflet explaining the National Register is enclosed for your information and convenience.

Enclosures



Save Energy and You Serve America!



ENTRIES IN THE NATIONAL REGISTER

STATE VERMONT

Date Entered APR 14 1975

Name

Location

University Green Historic
District

Burlington
Chittenden County

COPY OF CONGRESSIONAL NOTIFICATION

Also Notified

Hon. Patrick J. Leahy
Hon. Robert T. Stafford
Hon. James M. Jeffords



WILLIAM B. PINNEY
DIRECTOR



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS
HISTORIC SITES DIVISION
MONTPELIER, VERMONT 05602
(802) 828-3226

October 28, 1974

Dr. William J. Murtagh
Keeper of the National Register
The National Register of Historic Places
Department of the Interior
National Park Service
18th and C Streets, N.W.
Washington, D.C. 20240

Dear Dr. Murtagh:

Enclosed please find a National Register nomination form for the University Green Historic District, Chittenden County, Vermont. This property is being submitted under the Historic Preservation Act of 1966 for inclusion on the National Register of Historic Places.

Sincerely,

William B. Pinney
Director
State Historic Preservation Officer

WBP:md

Enclosure

WILLIAM B. PINNEY
DIRECTOR



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS
HISTORIC SITES DIVISION
MONTPELIER, VERMONT 05602
(802) 828-3226

October 28, 1974

Larry Snyder, Director
Administrative Resources
Waterman Building Room 354
University of Vermont
Burlington, Vermont 05401

Dear Mr. Synder:

We are pleased to inform you that the University Green Historic District has been submitted to the Office of Archeology and Historic Preservation of the U.S. Department of the Interior for consideration for entry on the National Register of Historic Places. Enclosed is an information leaflet on the National Register and a copy of the form as submitted to the National Register. Notification of acceptance or rejection of the property will follow.

If you have any questions, please do not hesitate to contact us.

Sincerely,

William B. Pinney
Director
State Historic Preservation Officer

WBP:md

enclosure

POOR QUALITY
ORIGINAL LIGHT

Pg. 1 - 20

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Vermont
COUNTY:	Chittenden
FOR NPS USE ONLY	
ENTRY DATE	

1. NAME	
COMMON:	University Green Historic District
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington		CONGRESSIONAL DISTRICT: Vt. District	
STATE: Vermont	CODE: 50	COUNTY: Chittenden	CODE: 007

3. CLASSIFICATION				
CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☒ District ☐ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☐ Private ☒ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☒ Restricted ☐ Unrestricted ☐ No
PRESENT USE (Check One or More as Appropriate)				
☐ Agricultural ☐ Commercial ☒ Educational ☒ Entertainment	☒ Government ☐ Industrial ☒ Military ☐ Museum	☒ Park ☒ Private Residence ☒ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____ _____	☐ Comments _____ _____

4. OWNER OF PROPERTY			
OWNER'S NAME: Multiple ownership, primarily University of Vt., Medical Center Hospital of Vermont			
STREET AND NUMBER: City of Burlington		STATE: Vermont	CODE: 50
CITY OR TOWN: Burlington			

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: Burlington City Hall			
STREET AND NUMBER: Church Street		STATE: Vermont	CODE: 50
CITY OR TOWN: Burlington			

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Vermont Historic Sites and Structures Survey			
DATE OF SURVEY: 1973		☐ Federal ☒ State ☐ County ☐ Local	
DEPOSITORY FOR SURVEY RECORDS: Vermont Division of Historic Sites			
STREET AND NUMBER: Devilion Building		STATE: Vermont	CODE: 50
CITY OR TOWN: Burlington			

SEE INSTRUCTIONS

STATE: Vermont
COUNTY: Chittenden
ENTRY NUMBER:
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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

STATE	
Vermont	
COUNTY	
Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

Section 7

(Continuation Sheet) #1

(Number all entries)

to a point L in the center line of pavement of Main Street; thence proceeding in a northerly direction in a line parallel to and 20 feet easterly of the east wall of Morrill Hall for a distance of 415 feet more or less to a point M located 20 feet southerly of the south wall of Royall Tyler Theatre Building; thence proceeding in an easterly direction in a line parallel to and 20 feet southerly of the south wall of Royall Tyler Theatre for a distance of 243 feet more or less to a point N; thence proceeding in a northerly direction in a line parallel to and 20 feet easterly of the east wall of Royall Tyler Theatre for a distance of 142 feet to a point O; thence proceeding in a westerly direction in a line parallel to and 20 feet northerly of the north wall of Royall Tyler Theatre for a distance of 300 feet to a point P located 40 feet easterly of the east wall of the Old Mill Building; thence proceeding in a northerly direction in a line parallel to and 40 feet easterly of the east wall of the Old Mill Building for a distance of 260 feet more or less to a point Q; thence proceeding in an easterly direction for a distance of 55 feet more or less to a point R; thence proceeding in a northerly direction in a line parallel to and 25 feet easterly of the east wall of the Williams Science Building for a distance of 470 feet more or less to a point S located 22 feet northerly of the north wall of Votey Engineering Building extended westerly; thence proceeding in an easterly direction in a line parallel to and 22 feet northerly of the north wall of Votey Engineering Building for a distance of 120 feet more or less to a point T; thence proceeding in a northerly direction for a distance of 370 feet more or less to a point U located in the center line of pavement of Colchester Avenue; thence proceeding in a westerly direction along the center line of pavement of Colchester Avenue for a distance of 105 feet more or less to a point V located at the intersection of the center line of pavement of Mansfield Avenue; thence proceeding in a northerly direction along the center line of pavement of Mansfield Avenue for a distance of 185 feet more or less to a point W; thence turning an angle of 90° and proceeding in a westerly direction for a distance of 250 feet more or less to a point X; thence proceeding in a northwesterly direction for a distance of 283 feet more or less to a point Y located in the northerly right of way line of North Prospect Street, said point is designated as Monument Number 41 on the University of Vermont coordinate system; thence proceeding in a southwesterly direction across North Prospect Street for a distance of 426 feet more or less to a point Z; thence proceeding in a southerly direction for a distance of 200 feet more or less to a point AA located in the center line of pavement of Pearl Street; thence proceeding in a westerly direction for a distance of 273 feet more or less along the center line of pavement of Pearl Street to the point of beginning.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
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Section 7

(Continuation Sheet) #2

(Number all entries)

Physical Description

The University of Vermont Green is a long, slightly irregular rectangle of a park at the center of the main campus. Four roads form its boundaries: two east/west arteries, Colchester (Pearl) and Main Streets; and two north/south arteries, South Prospect and University Place. The university and city buildings which line these streets face the green from all four sides. These structures and the park they surround comprise the University Green Historic District.

The Green is treed and crisscrossed by paths, many of which radiate from the large fountain and pool located at its center. Benches and statues are scattered across its rolling surface. Because its eastern side is considerably higher than the western side, the park provides a dramatic topographic pedestal for the buildings along University Place. As a group, these buildings sitting along this rise represent the most outstanding architecture at the University. Although they range in date from 1825 to 1926 and represent a variety of types of institutional buildings, they are similar enough in design, scale, placement, materials and detailing to form a highly coherent group. At the eastern end of this group, on the corner of University Place and Main Street, Morrill Hall relates visually to Pomeroy Hall which faces the Green from Main Street. This pair serves to define the corner of the Green.

A second group of buildings similar in style, form, scale, placement and fabric is formed by the domestic structures west of Pomeroy Hall along Main, around the corner along South Prospect as far as Alumni House and along the entire length of South Williams Street which runs parallel to and west of South Prospect.

The third visual unit consists of the buildings along South Prospect north of Alumni, around the corner to Colchester (Pearl). Three large, twentieth century institutional buildings - Waterman, The Baird Institute of the DeGoesbriand Hospital and John Dewey Hall - dominate the group but are interspersed with a number of buildings on a domestic scale.

These three visual groups of buildings around the perimeter of the Green work together to define it as a distinct area. Similarly, the series of paths crossing the Green serve, both visually and physically to relate structures across the park from each other.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

STATE Vermont	
COUNTY Chittenden	
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ENTRY NUMBER	DATE

Section 7

(Continuation Sheet) #3

(Number all entries)

Hence, the University of Vermont Green is the site of a number of buildings which are highly distinctive architecturally and which set up a number of highly complex visual and stylistic relationships among themselves.

Group I: Ira Allen Chapel stands at the northeast corner of the Green on University Place. Its plan takes the form of a Latin cross, 50 feet by 135 feet, with 46 feet wide transepts extending 20 feet 6 inches on either side of the main body. The walls of the building, constructed of local brick laid in English bond, stand 40 feet. The chapel's most impressive facade - a full temple gable front, six columns wide with full entablature and pediment - faces the Green. A low, hexagonal dome which is capped with a gilded lantern surmounts the crossing. A bell tower rises 170 feet from the northwest corner of the intersecting nave and transept. Eight foot clock faces are set into each of the four sides of the tower just below the bell. At night, the beacon flashing from the tower's peak provides a landmark for those approaching Burlington via road or Lake Champlain.

The structure's detailing and its materials - brick with woodwork painted white - are typical of the Georgian Revival work of the firm of McKim, Meade and White of New York at the date of its construction, 1926.

Behind the chapel to the northwest, facing Colchester Avenue (Pearl) is a two-and-a-half story rough stone structure known as Mansfield House. Designed and built as a residence for professors in 1891, the structure has an irregular floor plan and is interesting for its combination of materials - stone and the stucco and wood of half timbering.

Behind the chapel to the west is the Old Art Building. Originally this structure was a two story brick block measuring 40 by 60 feet. As the University's library and second major liberal arts building, it was given a prominent location facing the Green on University Place when it was erected in 1862. Eleven years later a third story and mansard roof were added. In 1895 the structure was moved to its present location so that Williams Science Hall could be constructed on its site. In the move the building was turned 90 degrees so that it now faces south instead of west. A few years later a two story wing was added to the east side and a year later Henry LeGrand Cannon had the single story wing added to the west wall to house the collection he was bequeathing to the University museum. When, in 1942, the building became the studio art center, skylights were installed in the roof. The structure has retained its particularly fine cast iron hoodmoulds.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

STATE	
Vermont	
COUNTY	
Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

Section 7

(Continuation Sheet) #4

(Number all entries)

South of the chapel and next in the line of buildings facing the Green from University Place is Billings. An imposing structure of rusticated Longmeadow sandstone set in regular ashlar with a slate roof, Billings exemplifies the style named for its architect, "Richardsonian Romanesque." H. H. Richardson designed this structure and its furnishings between 1883 and 1885. It was named in honor of its donor, Frederick Billings.

The main, west, portal is dominated by an arched entranceway set within a gable and flanked by two corner towers. The northern tower is larger in scale and height than the southern and has an open belfry. From the southwest corner of this porch a wing extends southward and intersects with a large polygonal apse which was once the library's main reading room. Similarly, a rectangular wing extends northward from the northwest corner of the porch. Originally, this wing was shorter, but in 1889 it was extended 25 feet to the north. A 40 foot square room was added to the rear of the structure during the same building program.

Billings is an outstanding building in its interior and exterior detailing and in its superb spacial relationships. Each room of the structure rises a full two stories at the center with balconies surrounding the sides. An almost continuous band of clerestory windows provides light for these balconies and creates the illusion of lightening the roof. The result of this design is the sensation that great volumes of space cluster around the central space of the building, the "living" or entrance hall. Both the organization of space and this room with its monumental carved and hooded fireplace and inglenooks opposite the front door and its large, open entranceways into the subsidiary rooms are typical of architectural design in the 1880's. The staircase which one would expect to find in the living hall of this type of plan was originally visible through a series of large stepped arches on the northwest wall of the room. These open arches were later plastered over.

In 1961 the library volumes were moved to a new building and Billings became the University's student center. The basement of the building was remodeled in 1971 by Burlington Associates.

The next building to the south along University Place is Williams Science Hall. Its plan is a cruciform with the front (west) wing so shortened that it appears to be no more than a slightly projecting pavilion. On this plan a seventeen bay, three-and-a-half story brick elevation rises 90 feet from a rusticated granite foundation. The fenestration changes at each level. The basement windows take the form of paired narrow rectangles; on the first floor level two smaller windows surmount a pair identical to those in the basement; the second floor windows have arched tops, and

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tracery and are set within an arcade; while the third floor windows are set within an intertwining arcade, supported by ornamental terra cotta columns.

The central pavilion of the building is dominated by two arches: the large entrance arch outlined by ornate archivolt rises to the height of the first story; a larger, broader arch encloses the three central bays and almost fills the gables. Between these two arches are three stories of windows corresponding in form to the windows on the main block of the building. The pavilion is abundantly decorated with terra cotta ornament including three medallions containing relief portraits of three men of American Science - Agassiz, Morse and Henry.

Eight dormers at two levels break the outline of the steeply pitched slate roof. The ridge line of the roof is crowned by a cupola at the mid point of each of the three wings.

Although Williams Science Hall is considerably larger than Billings, the greater delicacy of Williams' "Gothic" detail tends to counteract the difference. Furthermore, in terms of overall design, the details of the two buildings - the bold entrance arches, the arcaded bands of windows - aid in relating the two buildings. The relationship between Williams and its neighbors, Billings and the Old Mill, was hardly accidental. The administration, wishing to create a "true University row," selected this site for the new structure and had the Old Art Building moved to fulfill the plan.

Williams Science Hall was designed by Wilson Bros. and Co., Civil Engineers and Architects of Philadelphia in 1894 and was erected by a Philadelphia construction firm, Stacy, Reeves and Sons. Wilson Bros., who also designed the Masonic Temple in Burlington, based Williams "on broad principle" on Ruskin's design for the Oxford Museum in London.

South of Williams stands the Old Mill. The long horizontal facade of this three-and-a-half story brick building is broken by three large projecting, gabled pavilions - one at the center and one at either end. The recessed arched panels, three bays wide and four stories high, contained in each pavilion facade as well as the building's fabric relate it directly to Williams Science Hall. These pavilion arches are also related to the smaller arched main doorways surmounted by gables at Williams, Billings and the Old Mill's neighbor to the south, the Old Gym.

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The central pavilion is slightly taller than the two end ones. Its stain glass windows are elongated and vertically span more than one floor. The increased space between the top of the arch and the peak of the gable allows room for a group of three arched windows. Directly above this middle pavilion, at the center of the slate roof, sits an open belfry topped by a steeple. The two flanking pavilions are shorter, narrower and shallower but similar in overall design.

As it appears today the Old Mill is the product of many remodelings. The original Old Mill was erected on this site in 1801-2 through donations by local citizens. It was the University's first academic building. When it was destroyed by fire in 1824, a complex of three brick structures built on line with one another, seven to twelve feet apart was erected. The gaps between the buildings were designed as security against losing the entire University plant to fire. A gilded dome crowned the central building. In 1846 the gaps were filled in to form the bays that now appear as the pavilions. In 1881 the dome was removed and a year later the entire building was reconstructed on the plans of J.J.R. Randall of Rutland. This building program included: the addition of "several stories...front wall broken up by projections at either end, chapel extended both front and rear...blank walls at the north and south side pierced by windows and doors." Although sections of the building had to be rebuilt after a fire in 1918, and the interior has been renovated a number of times since the 1882-3 remodeling, the Old Mill owes its present appearance to that building program.

The "college row" on the eastern side of the green can be viewed as an ordered group of six paired buildings with the two most closely related structures - Williams Science Hall and the Old Mill - serving as the central pair. Their flanking structures - Billings and the Old Gym - form the second pair. Both Billings and the Old Gym are representative of 19th century Romanesque; both facades are dominated by large arched doorways surmounted by a row of five windows within a gable; both are constructed on similar scales with similar materials. However, while the subsidiary spaces at Billings are wings set at right angles to the main section of the building, those at the Old Gym take the form of single story aisles with clerestories and hence refer to medieval Tuscan basilicas. The ornamented brickwork of the arched entranceway is set into the wall, recessed behind this principal arch.

The structure was erected in stone on a brick and concrete foundation in 1901. Andrews, Jacques and Rantoul were the architects. Originally, the building measured 99 by 140 feet. In 1915 A.L. Lawrence designed the 100 by 120 foot extension at the east end of the building. This addition, with its glass roof and dirt floor,

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The building's strange location, out of line with the rest of the buildings along University Place, is explained by the fact that the University did not own the land to the south at that time. In fact, in order to have the building face west as its neighbors do, it was necessary to purchase a small strip of the adjacent corner lot.

From its construction in 1901 until 1927, when the city erected Memorial Auditorium, the building played a dual role as a University and civic cultural center. It was the scene of University convocations, public concerts, balls, plays and the home of the Burlington Symphony Orchestra. When the University built a new gym in 1963, the building was remodeled to accomodate the ROTC program and various offices. In 1973-74 the interior was again reworked on the plan of Burlington Associates to serve as theatre.

While the four central buildings within "college row" can be easily sorted into visually related pairs, Morrill Hall relates to the Chapel only through the classical details of the upper two floors and the central projecting, gabled pavilion. Morrill is constructed on a concrete and random ashlar foundation. Its main block extends three bays to either side of the central pavilion. The first floor is architecturally treated as a podium and is articulated by six projecting bands of five bricks each. From this base rise two stories of brick articulated at the corners in the form of broad pilasters and above the third floor windows in the form of a narrow cornice. The hip roof with flared eaves is tiled.

Morrill Hall was erected 1904-7 on the designs of a New York architect, C. W. Buckham, and named in honor of Justin Smith Morrill, author of the Land Grant College Act.

The facade of Morrill Hall is not precisely on line with the other major structures along University Row. Rather, it faces slightly toward the south and opens the corner of the Green area to visually include the City of Burlington's Main Street Pumping Station. This is a small, one story brick structure on a stone foundation. In plan, its basic unit is a rectangle with a square tower breaking off the east wall and an ell breaking off the south wall.

In elevation, the Main Street facade of the principle rectangular unit is pierced by a door, slightly to the east of center; by a pair of windows in the shape of a quarter oval to either side of the door; and by a third small window slightly to the west of center. The bold design of the fenestration and the unusual brick work which emphasizes it is the building's most distinctive feature. A projecting course of brick rises in a semi-circular arch from the

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outer lower corner of each of the two quarter oval windows flanking the door. At the upper inside corners of the two windows, the brick course drops directly downward, continues to outline the windows for a short distance; then each side turns a right angle toward the door and moves horizontally to the door frame, turns a right angle upward and outlines the door until the two sides of the course meet above the door in an arch. The overall shape which the brick course conveys is an elaborated half circle. A similar, unbroken half circle is found in the brick course around the triple windows on the west side of the building. This unit is capped by a slate roof with flared gables.

The tower rises two stories. Its Main Street facade is pierced by a centrally placed door with a semi-circular light. A pent roof encompasses the tower between its first and second floors at the cornice level of the main structure. On the second story, in a verticle line with the door, is a round window elaborated with the same type of brickwork that surrounds the main door and windows. A sharply pointed roof of scalloped slate caps the tower.

The pump house was erected by the city when the Main Street Reservoir opened in 1867.

West of the Pump House on Main, facing the Green is Pomeroy Hall. The essentially square form of this four story brick structure is broken by a projecting central pavilion. This pavilion is formed by a square stairtower. Visually, it is dominated by the vertical column of door and window openings: the lines of the first floor door with its segmental arch are continued in the elongated two-and-a-half story window with a semi-circular top. This column is set within a recessed panel of the same configuration which is, in turn, set within a recessed rectangular panel almost as large as the facade of the structure.

A single bay of windows is set to either side of the stairtower. These windows decrease in height at each floor level. A cornice with sawtooth corbelling along its lower edge runs around the entire building, interrupted only by the corner pilasters of the stairtower, the fourth floor windows and the exterior chimney on the west side of the structure. Three ells, each one story shorter than the other, have been added on the rear of the building.

As the second oldest building constructed specifically for the University, Pomeroy's history has been as uneven as it is long. When it was built by "public spirited" Burlingtonians as the medical college in 1829, it was only two stories. The water cures and health fads of the 1930's and 1940's caused the medical school to go bankrupt and close in 1949. Physics and chemistry classes

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took over the building until 1853 when classes in medicine resumed. Five years later the third floor, the amphitheatre, the stairtower with a cupola and the three story brick ell were added. The second ell was added in 1870. In 1887 the structure was reassigned as an experimental agricultural station and within two years was renovated: the amphitheatre was removed, the third floor divided into two floors. With the completion of Morrill Hall the experimental station moved out and the building was abandoned for six years. It was reinhabited and a third ell was added in 1920. Five years later the cupola was removed and the interior remodeled. The interior has seen a number of updatings and new inhabitants in the last twenty years.

Group II: Pomeroy's neighbors to the west and northwest around the Green represent various phases of 19th century domestic architecture. Immediately to the west is 481 Main Street (presently the Classics, Philosophy and Religion Building). The front elevation of this two-and-a-half story structure is dominated by a tall tower on the northwest with an onion dome. This bold form is balanced by the northeast side of the front elevation which projects toward the Green and which contains a large, semicircular bay window surmounted by a single central window on the second floor and a dormer on the third. The first floor of the structure consists of irregularly laid, rusticated sandstone; the remainder of the building is sheathed in half timbering. A shingled roof flows continuously over the entire irregular surface of the roof area. Its planes are interrupted by a number of interior chimneys and dormers.

This building's neighbor to the west, 479 Main Street, is sufficiently similar in scale, materials and design to indicate that the two structures were designed as a pair. Like 481, 479 Main is constructed of rusticated sandstone on the first floor, wood on the second and has a shingled roof. While 481 had a gabled projection on the eastern corner of the northern facade, 479 has a similar projection on the western corner. In 479, the projection is balanced by a boldly arched entranceway emphasized by employing darker stone. On the second floor, directly above this arch, is a gable with an arched ornamental truss and pendant.

Both buildings were designed for the University by a Philadelphian architect in 1890 and built on land and with funds donated by J.H. Converse. Allen House, to the west of 479 Main, on the southeast corner of Main and South Prospect, was built as a home by a Mr. Boardman about 1815. At some time before 1833, it served as a University common. Not long afterwards, it passed back into private hands and wasn't reacquired by the University until the 20th century.

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Originally, this two-and-a-half story, five bay wide, frame house was a simple rectangle capped by a hip roof. During a late 19th or early 20th century remodeling, a bay window was added to the northwest corner, and a large porch was built onto the east. A pair of dormers now break the simple line of the roof. Recently the building was sheathed with aluminum siding.

Across the street from Allen House, on the southwest corner of South Prospect and Main stands "Bittersweet." The main block of "Bittersweet" is a two-and-a-half storied, three bay structure with a stone foundation and a gable roof made of slate. A single interior end chimney on the south pierces the roof. From the southern end of this block stretches a one-and-a-half story wooden recessed wing with an ell.

The facade of the structure is very simple: a one story, one bay, entrance porch with a pediment resting on columns and a bay window at the south corner of the main portion of the structure ornament the facade of the main block. A one story wooden porch fills the intersection of the main section and the wing. Two dormers break out from the roof above this wing. At the rear of the building there is a two story wooden porch.

The building was constructed in the early 19th century as a home and trading post for Thaddeus Tuttle. During the 1940's and 1950's it was the home of writer Margaret L.H. Smith who moved the "Bittersweet" plaque from her Spear Street farmhouse (no longer standing) and mounted it on the front of this structure. Today, the building serves as headquarters for the Environmental Studies Program.

Across Main Street from "Bittersweet" on the northwest corner is Wheeler House. Together these two structures define the corner of the Green. A two story brick structure, the main body is a cube measuring three bays on every side except the north where a long, two story ell extends. A hip roof, pierced by two interior chimneys and topped with a balustraded deck caps the building's geometric form.

The principle facade (southern) of Wheeler House is distinguished by a handsome porch. Enclosing the central doorway, this porch consists of elegantly proportioned columns with Corinthian capitals supporting a full entablature. The door itself is tall and surrounded by side and transom lights. A second, one story wooden porch has been added to the western end of the structure.

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When Wheeler House was designed by Ammi Young in 1844 it was intended to serve both as a private residence for the president of the University and as a residence with meeting rooms for students. In 1944 the building was acquired from the Wheeler family for a University infirmary.

The Counseling and Testing Service building stands to the southwest of Wheeler House on Main Street but fronts on South Williams Street. A two-and-a-half story, gable end front, brick building with ells, it measures three bays across its principle facade. The structure's form and details - the door with its side and fan lights surmounted by a full entablature, the granite window sills and the full height corner pilasters - identify it as Greek Revival.

The Counseling and Testing Service building is the earliest of the fine group of 19th and early 20th century domestic structures along South Williams between Main and Colchester (Pearl) Streets. Together these two blocks of buildings represent a wide sampling of the directions domestic buildings took during the period. Most of the structures on the eastern side of the street are now University buildings. Those on the western side are fraternities or privately owned. All have maintained the appearance, scale and setting of private homes.

Alumni House, north of Wheeler House and facing South Prospect forms the northern boundary of the group of predominantly domestic structures. This two-and-a-half story, brick, neo-Colonial home built in 1895 was purchased by the University in the 1950's.

The structure sits on a random ashlar foundation with a granite water table. Its brick is laid in running bond with a more elaborate pattern in the area of the windows. The cornice is wooden with carved ornaments in the form of garlands and dentils. The asphalt shingle roof is topped with a balustraded deck and pierced by three interior chimneys.

The form of the building is essentially that of a cube with an attached ell. A number of curved window bays, dormers and a porch which wraps from the midpoint of the South Prospect Street side to the midpoint of the College Street side break out from this cubical form.

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Group III: Northwest of Alumni House, at the midpoint of that section of South Prospect Street which faces the Green, and facing University row, is Waterman, the University's main administrative building. A very large, two-and-a-half story, brick, Colonial Revival structure; Waterman's composition consists of a principle rectangular unit with a central pavilion, extended on both sides by a pair of short symmetrical wings which intersect with a pair of projecting pavilions. In plan the building would resemble a stubby H except that the projecting central pavilion in front (east) and its counterpart, a projecting pavilion with a one story rounded bay, interrupt the cross bar at midpoint.

Waterman's detailing, materials and basic forms relate it strongly to its neighbors to the south, Alumni House and Wheeler House. Its designers - the firm of McKin, Meade and White - must have taken these two buildings into account when they designed Waterman in 1941. The building relates to its northern neighbors at the corner of the Green, DeGoesbriand Hospital on the southwest corner of South Prospect and Colchester (Pearl) and John Dewey Hall on the northeast corner in size, scale and materials.

Sandwiched between the large forms of Waterman and DeGoesbriand, two of the domestic structures which, like Alumni House, once lined South Prospect remain. The Math Building (41 South Prospect) which sits next door to Waterman was once quite similar to its neighbor to the north, the Sociology Building. Both are 1810 to 1820, two-and-a-half story, five bay frame houses set with their long axis parallel to the road. However, at some point in the 1880's or 1890's the Math Building was stylistically updated, greatly enlarged, and became a two family house. Today, it appears that the original house intersects a three-and-a-half story gable end to the road structure at the ridge line of the roof. On the front of the building, a pair of two story window bays supporting pediments on brackets were added to either side of the first floor porch sheltering the pair of doors. This porch is surmounted by a second, somewhat smaller porch with a smaller ornamented pediment. A fourth pediment, also ornately carved, rises above and behind this one in the roof gable of the addition. This rich carving, found in all four pediments, plays against the patterned scroll work of the porches. Unfortunately, the equally rich and varied shingling - a wave pattern on the bays, scallops in the highest front pediment and the pediment and sides of the supports of the whimsical gable balcony in the rear - and its interplay with the other patterns and textures was lost in 1974 when the house and its shingles were covered with aluminum siding. Fortunately, the pediment and porches were not covered.

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Next door, the Sociology Building has retained more of its early 19th century character. A two story enclosed porch extends the building's basic rectangular form on the north end, and a one story enclosed porch extends it to the south. The half crescent windows flanking the interior and chimneys as they pass through each gable are similar to those on the Math building. The semi-circular fanlight has remained above the central front door which is sheltered by a pedimented porch supported by two freestanding columns.

The Sociology building's neighbor to the north, the Baird Institute Center for Disorders of Communications (DeGoesbriand Hospital Building) is as large and overpowering in comparison as the Math building's neighbor to the south, Waterman. Like Waterman, Baird's design is based on three projecting pavilions linked by wings which are parallel to the road. Baird's pavilions are shallower than those at Waterman. Only the central one extends into an ell in the rear.

The building was constructed in 1925 as the Bishop DeGoesbriand Hospital. Behind and above the one story brick and granite porch which was added to the central doorway at a later date, one can still see the original name carved in granite. Today it is part of the larger DeGoesbriand Hospital complex that has grown up behind it.

Directly across Pearl (Colchester) Street from one of the hospital's newer units is one of Burlington's finest early homes, the Moore-Woodbury House (416 Pearl Street). Built about 1815, this elegantly proportioned brick house sits long axis parallel to the road on a stone foundation. Its plan is that of a rectangle with a large ell off the rear. Two late 19th century additions - an oriel window on the eastern end wall and a two story wood porch on the western end wall, which may have replaced an earlier porch, break out of the rectangular format.

Five bays span the front of the structure. The central bay which contains the door is treated as a pavilion and is topped with its own arched roof. Granite stairs with inverted brackets at the level of the landing lead up to the pavilion and to a pair of carved paneled doors surmounted by a large granite lintel. A flat roofed porch supported by heavy, carved wooden brackets in turn supports a fenced balcony onto which the second floor French doors open. These doors are finished at the top with a light in the form of a segmental arch. A marble hoodmould surmounts the French doors.

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The hoodmould, the door, the brackets above and below the door and those which were along the raised brick cornice until they were removed in 1972 were added at a later date, perhaps in 1886 when Urban A. Woodbury purchased the house. The first and second floor windows with their plain stone sills and flush headers are more indicative of the house's original appearance. At the cornice level where the brick is raised, four quarter windows are tucked beneath the eaves of the low hip roof. The contour of the roof's overhang appears to have been altered. A second hip roof with a flattened peak surmounts the asphalt shingle surface of the first. Four interior end chimneys must have once been visible in the roof of the main block of the structure. Today, two are visible - the left front chimney with its corbelled top and a smaller right rear chimney. Neither are original.

The Moore-Woodbury House is as outstanding for its historical associations as for its architecture. From 1886 well into the 20th century it was the home of Urban Woodbury, Mayor of Burlington and Governor of Vermont. A bronze plaque on the front of the building records that during Woodbury's tenancy three Presidents of the United States were entertained in the home: William McKinley in 1897; Theodore Roosevelt in 1902; and William H. Taft in 1900. Today the building is divided into apartments.

Adjacent to the Moore-Woodbury House, on the corner of Colchester (Pearl) and Prospect, is the Lamda Iota Fraternity House. Like its neighbor, Lamda Iota is a two-and-a-half story brick structure with its long axis parallel to the road. Its general style would best be described as Colonial Revival. It was constructed in 1913.

The building is dominated by a two story colonaded portico which spans the entire seven bay front. Eight Doric columns support the roof. Behind these columns, the tall, granite silled, 4/6 windows of the first floor flank a very large central doorway with a transom light. Above the full portico, three rounded dormers break out of the pitched roof.

On the east and west end walls of the building are huge double end chimneys with the spaces between each pair infilled. These dominate the profile of the structure. At the first floor level of these end walls are one story porches supported by triple Doric columns; on the second floor are large arched windows with shallow balustraded balconies. At this level, the eaves on either side of the chimney are filled with stone.

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Lamda Iota's neighbor to the east, John Dewey Hall, occupies the northeast corner of the Colchester (Pearl) and Prospect Street intersection at the northern head of the Green. A large rectangular brick building, three stories above the water table and a full story below, its size and scale relate it more closely to the Baird (DeGoesbriand) building and Waterman than to its other neighbors. Like these others, it is a horizontal building with its long axis parallel to the road. Like the others, it has a central, projecting pavilion containing the entranceway. At Dewey Hall a two story porch rises on two Ionic columns in front of the door. Above the porch, on the third floor of the pavilion, is a granite plaque carved with "University of Vermont, College of Medicine 1825 1905." Square windows with a crisscross pattern flank the plaque.

When the building was erected in 1905, it served as the medical college. Its original purpose was, no doubt, partly responsible for the structure's size and scale. Today, it houses the Psychology Department.

To the northeast of John Dewey, at 2 Colchester Avenue, is a three story, six bay wide, two bay deep frame house and ell on a rubble foundation. An asphalt shingle hip roof with a three bay shed dormer centered on the front caps the structure. A single, off-centered interior chimney pierces this roof. The four central bays of the structure are framed by a one story porch with plain wooden columns, railings and stickwork.

This structure has long claimed to be the oldest frame house in Burlington, erected in 1789. It would seem more likely that some part of it was built in 1789, but that the main body of the building is of a somewhat later date. The University acquired and remodelled the building in 1915. Today it houses Special Education.

Next door to the east, across Colchester Avenue from Mansfield House is the last building fully visible from the Green. It is a tall, three-and-a-half story, gable front, frame building with a tower intersecting its southwest corner. A two story porch with wooden railings and scroll work at the top of the columns screens the entire three bay span of the front of the building. This structure provides a fine, vertically oriented visual boundary for the Green District.

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Located on the southwest corner of Summer and Main Streets is "Grassmount," a 2½-story, Federal style house of brick load bearing construction with a hip roof, roof balustrade, cupola, paired interior chimney stacks, and an elaborate facade five bays across. Erected in 1804 by Thaddeus Tuttle, "Grassmount" was later the residence of Cornelius P. Van Ness, Governor of Vermont from 1823 to 1826. "Grassmount" is one of the finest and most elaborate examples of a large Adamesque-Federal style mansion in Vermont and is one of the outstanding landmarks in the architecturally and stylistically rich University district of the city of Burlington.

"Grassmount" was entered on the National Register of Historic Places on April 11, 1973.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate).

☐ Pre-Columbian
☐ 15th Century

☐ 16th Century
☐ 17th Century

☒ 18th Century
☒ 19th Century
☒ 20th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

☐ Prehistoric
☐ Historic
☐ Agriculture☒ Architecture☐ Art☐ Commerce☐ Communications☐ Conservation☒ Education☐ Engineering☐ Industry☐ Invention☒ Landscape☐ Architecture☐ Literature☐ Military☐ Music☒ Political☒ Religion/Philosophy☐ Science☐ Sculpture☒ Social/Humanitarian☐ Theater☐ Transportation☒ Urban Planning☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

When the Green was given to the University in 1791 by its founder, Ira Allen, the motivation for the gift was somewhat suspect. His intentions for the use of the land, however, became clear in his 1801 letter of protest to the trustees:

"I have observed that you are about to erect buildings on lands that have been appropriated for a public green to contribute both to the convenience, elegance and use of the University of Vermont."

Allen's complaint, heeded by the trustees, brought about the single most important decision affecting the University's appearance and layout - the establishment of a central park plan. Because the University Green Historic District encompasses this large area with its many structures, its significance is multi-faceted. Overall, however, it functions exactly as Allen hoped it would.

Architecturally, the district is invaluable and unusual for the visual coherence it achieves despite the disparity of building size and styles. A number of the buildings - those of "University row," the Pump House, Pomeroy Hall, Wheeler House or the Moore-Woodbury House - could rest simply on the merits of their designs. Within the format of a district these architecturally outstanding structures become even more important. A quarter of the buildings, the "University row" group, situated on the east edge of the Green and at the crest of Burlington's hill, form the city's skyline. Billings is the only structure designed by architect H.H. Richardson in the state.

The area around the green has served as the primary focus for higher education in Vermont for almost two centuries. The district, significant as the nucleus of the main campus and the midpoint between the two units of the Medical Center complex, is also a primary route for pedestrian traffic. Contiguous with both of the two east-west transportation corridors, Routes 2 and 7, it is part of two of the four major automobile traffic routes between downtown Burlington and the rest of the state.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

STATE	
Vermont	
COUNTY	
Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

Section 8

(Continuation Sheet) #16

(Number all entries)

Finally the district is significant as a resource to the University and to the City. The buildings function as a visual testimony of the University's history. For example, Billings, Williams Science Hall, Mansfield House and 479 and 481 Main are the architectural scorecard for a rivalry between three alumni from Woodstock. At various times, in various ways, the district has played an important role in the social history of Burlington. In the early 19th century the Green itself served as a public common. Local citizens contributed toward the building of Pomeroy as a medical school in 1829. For many years the Old Gym served as Burlington's civic center. Today the hospital brings people from the entire northwestern Vermont/upstate New York region to the Green area. Similarly, lectures, concerts and plays at the Chapel and Billings attract a great many people from the greater Burlington area to the Green District.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Cynic, University of Vermont newspaper, Burlington, Vt., numerous volumes.
Hill's Notes, The University of Vermont Buildings 1800-1947, 1947, Burlington, University of Vermont Archives.
Mollica, Joan Baird, University of Vermont Buildings, 1973, unpublished manuscript, University of Vermont Archives.
Vermont Alumni Magazine, Burlington, Vt., numerous volumes.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY					O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE			LONGITUDE		LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees		Minutes	Seconds	Degrees	Minutes	Seconds
NW	44°	28'	54"	73°		12'	11"			
NE	44°	28'	54"	73°		11'	47"			
SE	44°	28'	24"	73°	11'	47"				
SW	44°	28'	24"	73°	12'	11"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

58 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

Louise B. Roomet, Researcher; Chester H. Liebs, Assistant Director

ORGANIZATION

Historic Sites Division

DATE

10/24/74

STREET AND NUMBER:

Pavilion Building

CITY OR TOWN:

Montpelier

STATE

Vermont

CODE

50

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name

Louise B. Roomet

Title

Director of Historic Sites
State Historic Preservation

Date

10/28/74

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

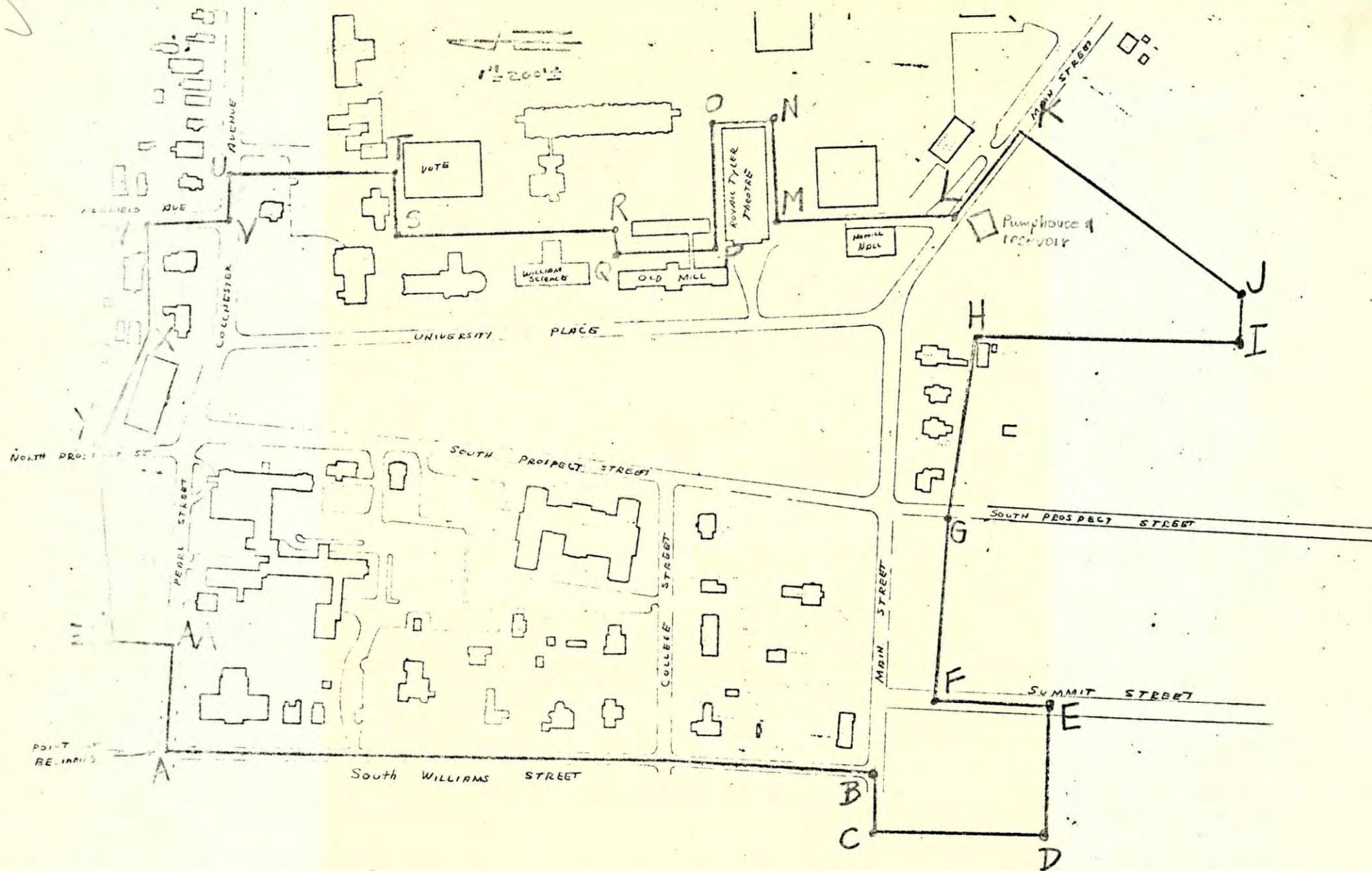
STATE	
Vermont	
COUNTY	
Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

Section 11

(Continuation Sheet) #17

(Number all entries)

The district boundary description was prepared by H. G. Abbott for the Administrative Resources Department of the University of Vermont.



Form No. 10-301
Rev. 7-72

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

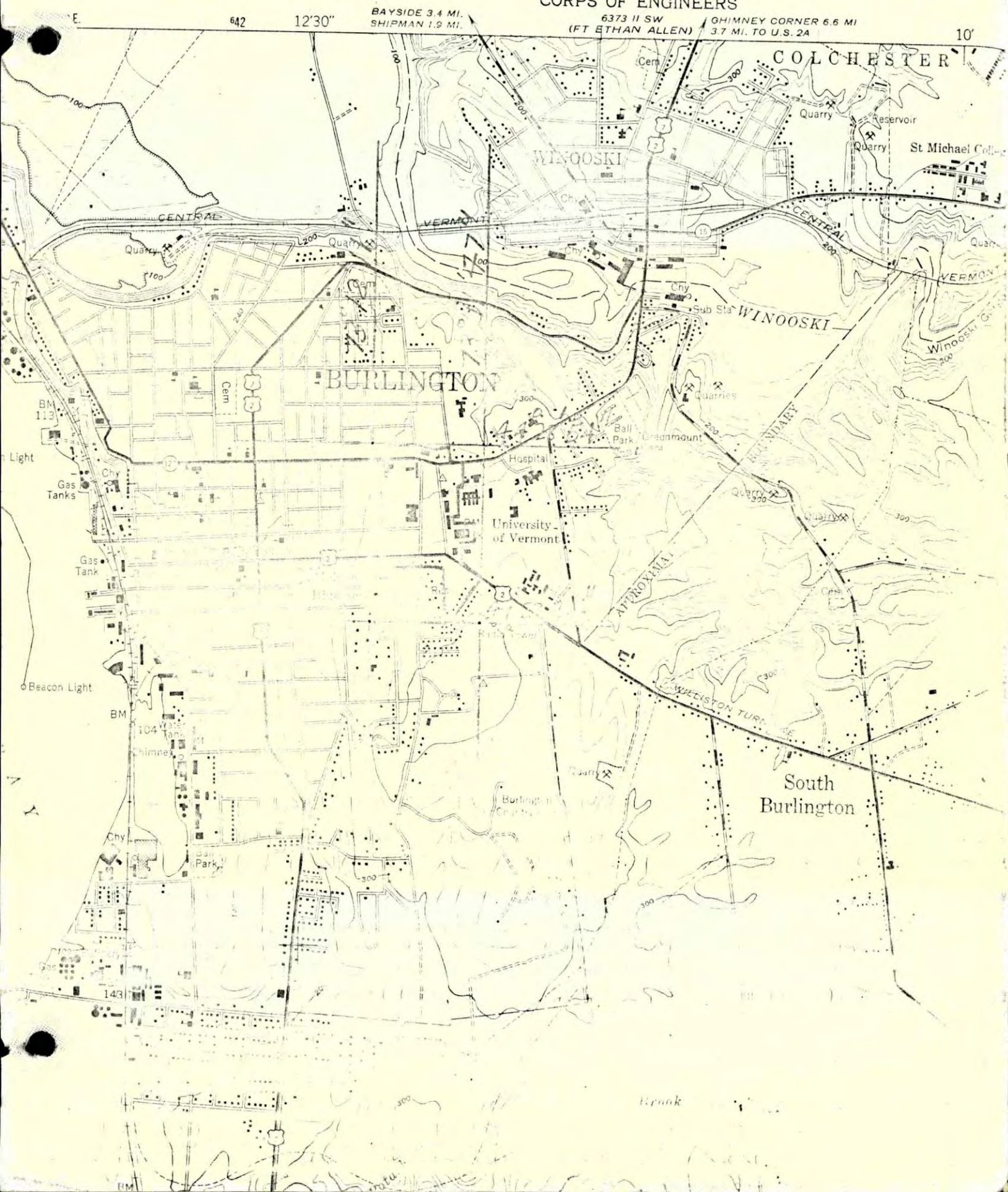
STATE	
Vermont	
COUNTY	
Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
see description, Section 7			
CITY OR TOWN:			
Burlington			
STATE:	CODE	COUNTY:	CODE
Vermont	50	Chittenden	007
3. MAP REFERENCE			
SOURCE:			
Site Plan Map			
SCALE: 1 inch = 200 feet ±			
DATE: 1974			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Demarcate boundaries where required.			
2. List all owners.			
3. Latitude and longitude reference.			

OR

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS



Form No. 10-301
Rev. 7-72

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	
Vermont	
COUNTY	
Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
see description, Section 7			
CITY OR TOWN:			
Burlington			
STATE:	CODE	COUNTY:	CODE
Vermont	50	Chittenden	007
3. MAP REFERENCE			
SOURCE:			
U.S.G.S. Quadrangle, 7.5 minute series, Burlington, Vt.			
SCALE:			
1:24,000			
DATE:			
1948			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

INT: 155-72



Old Mill

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

74-160-1

VERMONT DIVISION OF HISTORIC SITES	
COUNTY <u>Chittenden</u>	TOWN <u>Burlington</u>
SUBJECT <u>University Green Historic District</u>	
DATE <u>1973</u>	FILE # <u> </u>
CREDIT <u> </u>	
VIEW <u>Old Mill looking E</u>	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: University Green Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

see description, Section 7

CITY OR TOWN:

Burlington

STATE:

Vermont

CODE

50

COUNTY:

Chittenden

CODE

007

3. PHOTO REFERENCE

PHOTO CREDIT: University Photo Service

DATE OF PHOTO: 1973

NEGATIVE FILED AT: University of Vermont
Burlington, Vermont 05401

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View of main (west) elevation of Old Mill.



Pomeroy Hall

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

74-91-46

VERMONT DIVISION OF HISTORIC SITES	
COUNTY	<i>Chittenden</i> TOWN <i>Burlington</i>
SUBJECT	<i>University Green Historic District</i>
DATE	<i>1973</i> FILE #
CREDIT	
VIEW	<i>Pomeroy Hall looking S</i>

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
see description, Section 7			
CITY OR TOWN:			
Burlington			
STATE:	CODE	COUNTY:	CODE
Vermont	50	Chittenden	007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT:			
University of Vermont			
Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
Main (north) and side (west) elevations of Homeroy Hall.			



Sociology Bldg.

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

VERMONT DIVISION OF HISTORIC SITES
COUNTY Chittenden TOWN Burlington
SUBJECT University Green Historic District
DATE 1973 FILE # _____
CREDIT _____
VIEW Sociology Building looking W

3-10-73

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
see description, Section 7			
CITY OR TOWN:			
Burlington			
STATE:	CODE	COUNTY:	CODE
Vermont	50	Chittenden	007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont			
Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
Main (east) elevation of Sociology Building.			



Morrill Hall

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

VERMONT DIVISION OF HISTORIC SITES	
COUNTY	<i>Chittenden</i> TOWN <i>Burlington</i>
SUBJECT	<i>University Green Historic District</i>
DATE	<i>1973</i> FILE #
CREDIT	
VIEW	<i>Moore Hall looking E</i>

14-18-2

POOR QUALITY
ORIGINAL LIGHT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington			
STATE: Vermont	CODE 50	COUNTY: Chittenden	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. Main (west) elevation of Morrill Hall.			



Art Building

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

1961-21

VERMONT DIVISION OF HISTORIC SITES	
COUNTY	<i>Chittenden</i> TOWN <i>Burlington</i>
SUBJECT	<i>University Green Historic District</i>
DATE	<i>1973</i> FILE # _____
CREDIT	_____
VIEW	<i>Art Building looking E</i>

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: University Green Historic District
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

see description, Section 7

CITY OR TOWN:

Burlington

STATE:

Vermont

CODE

50

COUNTY:

Chittenden

CODE

007

3. PHOTO REFERENCE

PHOTO CREDIT: University Photo Service

DATE OF PHOTO: 1973

NEGATIVE FILED AT: University of Vermont
Burlington, Vermont 05401

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View of main (south) and side (west) elevations of the Art Building. The roof was resheathed with asphalt shingles in 1974.



Pump House

VERMONT DIVISION OF HISTORIC SITES
COUNTY *Chittenden* TOWN *Burlington*
SUBJECT *University Green Historic District*
DATE *1973* FILE # *100-100000-100000*
CREDIT *100-100000-100000*
VIEW *Pumphouse looking S*

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

9-95-6

POOR QUALITY
ORIGINAL LIGHT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
see description, Section 7			
CITY OR TOWN:			
Burlington			
STATE:	CODE	COUNTY:	CODE
Vermont	50	Chittenden	007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont			
Burlington, Vermont 05401			
4. IDENTIFICATION			

DESCRIBE VIEW, DIRECTION, ETC.

View of the main (north) and west (side) elevations of the
Pump House.



Math Building

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

VERMONT DIVISION OF HISTORIC SITES
COUNTY *Chittenden* TOWN *Burlington*
SUBJECT *University Green Historic District*
DATE *1973* FILE #
CREDIT
VIEW *North Building looking W*

S-091-PL

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington			
STATE: Vermont	CODE 50	COUNTY: Chittenden	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View of the main (east) elevation of the Math Building.			



Mansfield House

VERMONT DIVISION OF HISTORIC SITES

CO. *Chittenden* TOWN *Burlington*

SUBJECT *University Green Historic District*

DATE *1973* FILE # _____

CREDIT _____

VIEW *Mansfield House, looking SE*

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

POOR QUALITY
ORIGINAL LIGHT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington			
STATE: Vermont	CODE 50	COUNTY: Chittenden	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. view of the main (north) and side (west) elevations of Mansfield House.			



Billings

VERMONT DIVISION OF HISTORIC SITES

COUNTY *Chittenden* TOWN *Burlington*

SUBJECT *University Green Historic District*

DATE *1973* FILE #

CREDIT

VIEW *Billings looking NE*

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

1-222-18V

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

SEE INSTRUCTIONS

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington			
STATE: Vermont	CODE 50	COUNTY: Chittenden	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View of main (west) elevation of Billings. This structure is the only known structure built by architect H. H. Richardson in Vermont.			



John Dewey Hall

VERMONT DIVISION OF HISTORIC SITES

COUNTY *Chittenden* TOWN *Burlington*

SUBJECT *University Green Historic District*

DATE *1973* FILE #

CREDIT

VIEW *John Dewey Hall looking N*

UNIVERSITY PHOTO SERVICE
 UNIVERSITY OF VERMONT
 BURLINGTON, VERMONT 05401

74-222-11

POOR QUALITY
ORIGINAL LIGHT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
see description, Section 7			
CITY OR TOWN:			
Burlington			
STATE:	CODE	COUNTY:	CODE
Vermont	50	Chittenden	007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
VIEW OF THE MAIN (SOUTH) ELEVATION OF JOHN DOWRY HALL			



UVM Green Historic District

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

VERMONT DIVISION OF HISTORIC SITES	
COUNTY	<i>Chittenden</i> TOWN <i>Burlington</i>
SUBJECT	<i>University Green Historic District</i>
DATE	<i>1973</i> FILE #
CREDIT	
VIEW	<i>aerial view looking E</i>

67-382-21-12

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
see description, Section 7			
CITY OR TOWN:			
Burlington			
STATE:	CODE	COUNTY:	CODE
Vermont	50	Chittenden	007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont			
Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
Aerial view looking east of the University Green Historic District.			



Waterman Building

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

73-852-8

VERMONT DIVISION OF HISTORIC SITES	
COUNTY <u>Chittenden</u>	TOWN <u>Burlington</u>
SUBJECT <u>University Green Historic District</u>	
DATE <u>1973</u>	FILE # _____
CREDIT _____	
VIEW <u>University Green, looking W</u>	

POOR QUALITY
ORIGINAL LIGHT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: University Green Historic District
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

see description, Section 7

CITY OR TOWN:

Burlington

STATE:

Vermont

CODE

50

COUNTY:

Chittenden

CODE

007

3. PHOTO REFERENCE

PHOTO CREDIT: University Photo Service

DATE OF PHOTO:

1973

NEGATIVE FILED AT:

University of Vermont
Burlington, Vermont 05401

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

VIEW LOOKING EAST INTO THE GREEN AND THE DISTRICT
in the foreground. Downtown Burlington and Lake Champlain
are visible in the background.



Williams Hall

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

VERMONT DIVISION OF HISTORIC SITES
COUNTY *Chittenden* TOWN *Burlington*
SUBJECT *University Green Historic District*
DATE *1973* FILE # _____
CREDIT _____
VIEW *Williams Science Hall, looking E*

POOR QUALITY
ORIGINAL LIGHT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington			
STATE: Vermont	CODE 50	COUNTY: Chittenden	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			

View of main (west) elevation of Williams Science Hall.



Williams Hall

VERMONT DIVISION OF HISTORIC SITES

COUNTY Chittenden TOWN Burlington

SUBJECT University Green Historic District

DATE 1973 FILE # _____

CREDIT _____

VIEW Williams Science Hall

Detail, central pavillion

17-58-9

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

SEE INSTRUCTIONS

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington			
STATE: Vermont	CODE 50	COUNTY: Chittenden	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. Detail of the main (west) elevation of Williams Science Hall.			



Wheeler House

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

9/16/66

VERMONT DIVISION OF HISTORIC SITES	
COUNTY	Chittenden TOWN Burlington
SUBJECT	University Green Historic District
DATE	1973 FILE #
CREDIT	
VIEW	Wasson Infirmary looking NW

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

SEE INSTRUCTIONS

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington			
STATE: Vermont	CODE 50	COUNTY: Chittenden	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View of main (south) and side (east) elevations of the Wasson Infirmary.			



Bittersweet

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

VERMONT DIVISION OF HISTORIC SITES

COUNTY Chittenden TOWN Burlington

DATE 1973 FILE #

CREDIT

POOR QUALITY
ORIGINAL LIGHT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Vermont	
COUNTY Chittenden	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: University Green Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: see description, Section 7			
CITY OR TOWN: Burlington			
STATE: Vermont	CODE 50	COUNTY: Chittenden	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: University Photo Service			
DATE OF PHOTO: 1973			
NEGATIVE FILED AT: University of Vermont Burlington, Vermont 05401			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View of main (east) and side (north) elevations of Bittersweet.			



80-A-5

University Green H.D.

Burlington, Vermont

(L) 481 Main St.: The Philosophy, Religion
and Classics Building

(R) 479 Main Street

Credit: John C. Page

Date: September 1980



479 Main St.
to right

UNIVERSITY PHOTO SERVICE
UNIVERSITY OF VERMONT
BURLINGTON, VERMONT 05401

✓
17-1

VERMONT DIVISION OF HISTORIC SITES	
COUNTY	Chittenden TOWN Burlington
SUBJECT	University Green Historic District
DATE	1973 FILE #
CREDIT	
VIEW	(left to right) Classics, Philosophy, and Religion Building (481 Main St.) 479 Main Street looking South

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

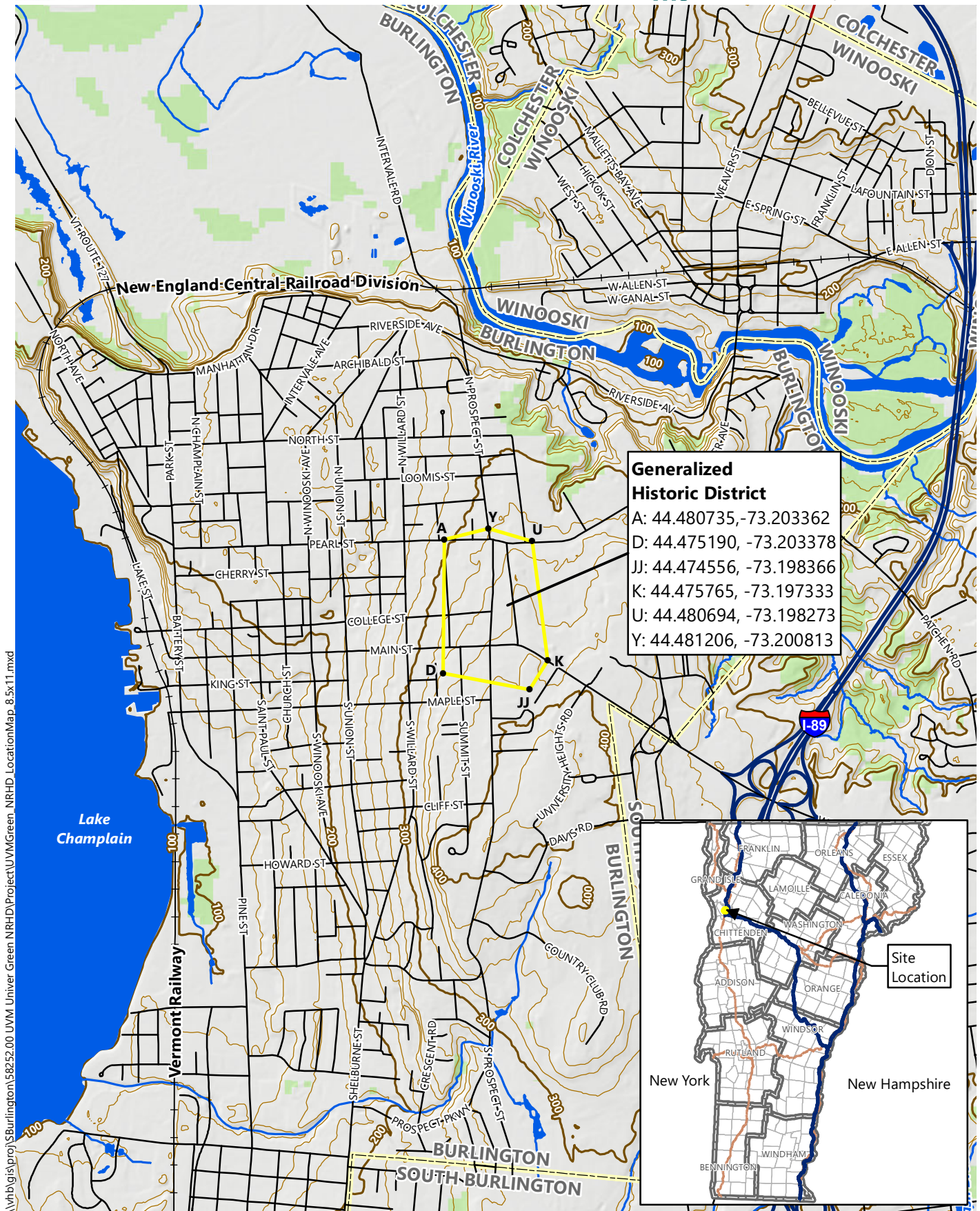
NATIONAL REGISTER OF HISTORIC PLACES
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4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View of main (north) elevations of, left to right, Philosophy, Religion and Classics Building and 479 Main Street.			



University Green Historic District

- Site Location (VHB)
- Interstate (VTrans)
- VHD Stream (VCGI)
- US Highway (VTrans)
- VHD Waterbody (VCGI)
- State Highway (VTrans)
- Town Road (VTrans)
- 100ft Contour (VCGI)
- 20ft Contour (VCGI)

Burlington, Vermont

Location Map

Sources:
VCGI (Vermont Center for Geographic Information - Various Dates)
VTrans (Vermont Agency of Transportation - 2018)
VHB - 2020



\\vhb\gis\proj\SBurlington\58252.00 UVM Univer Green NRHD\Project\UVM Univ Green NRHD\UVM Univ Green NRHD.aprx



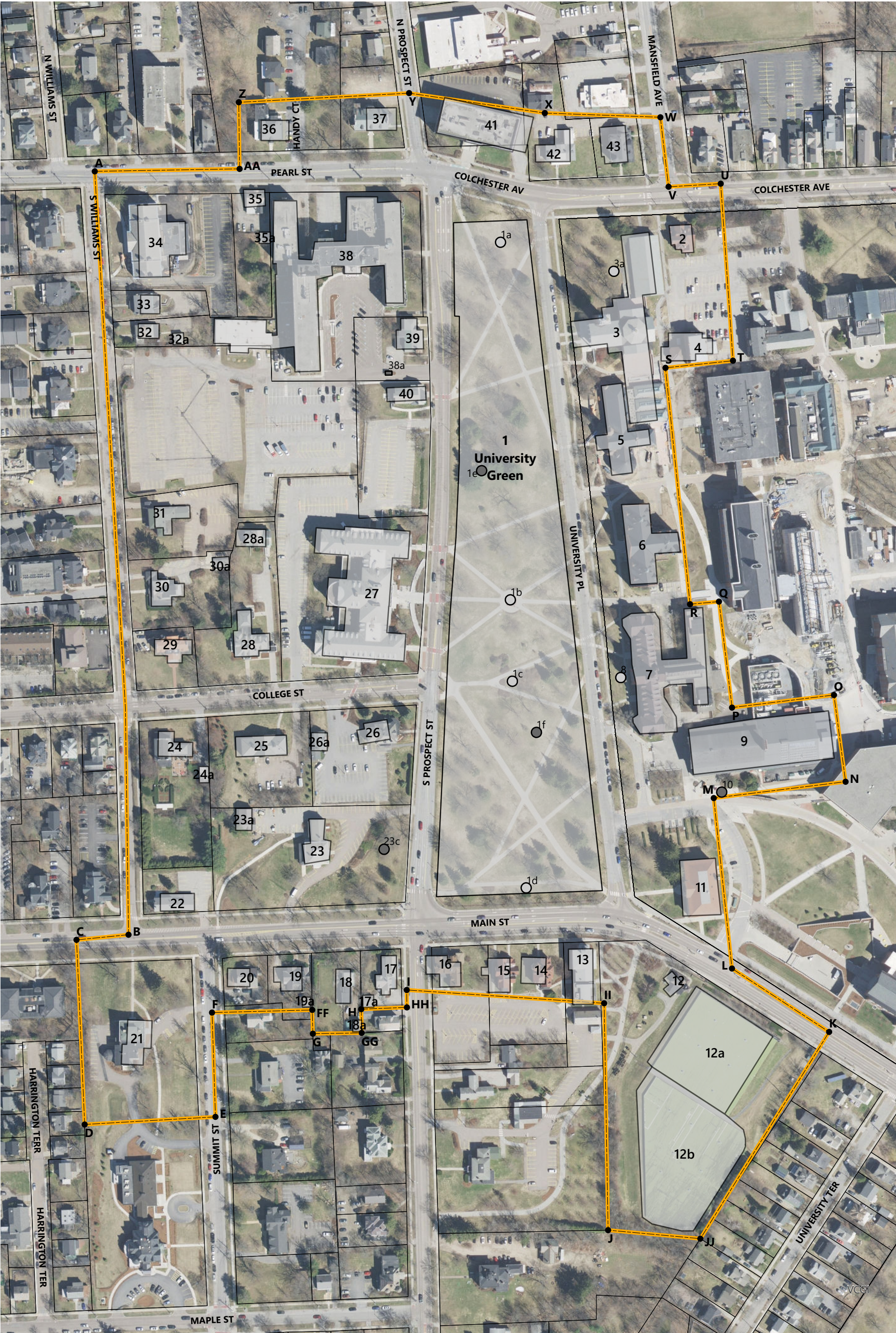
University Green Historic District

Burlington, Vermont

-  District Boundary (Updated 2020)
-  Contributing Building, Structure or Object (VTE911/VHB)
-  Non-Contributing Building or Object (VTE911/VHB)
-  Parcel Boundary (VCGI)

District Update Map

Sources:
VCGI (Vermont Center for Geographic Information - 2018)
VTE911 (Vermont Enhanced 911 - 2020)
VHB - 2020



University Green Historic District

Burlington, Vermont

- District Boundary (Updated 2020)
- Contributing Building, Structure or Object (VTE911/VHB)
- Non-Contributing Building or Object (VTE911/VHB)
- Parcel Boundary (VCGI)

District Update Map

Sources:
Background Imagery from VCGI (Collected in 2018)
VCGI (Vermont Center for Geographic Information - 2018)
VTE911 (Vermont Enhanced 911 - 2020)
VHB - 2020



001: University Green with Williams Science Hall (#6) at left, Old Mill (#7) at right and Ira Allen Statue (#1c) at right foreground. Looking east.



002: University Green with Williams Science Hall (#6) at left, Old Mill (#7) at right at Howard Fountain (#1b) at left foreground. Looking east.



003: University Green north end with Marquis de Lafayette Statue (#1a) at left. Looking south.



004: University Green with Howard Fountain (#1b) at center and Waterman Building (#27) at right. Looking southwest.



005: University Green central portion. Looking north.



006: University Place with University Green at left. Looking north.



007: University Green with Waterman Building (#27) at right and Peirce-Spaulding House (#26) at left.
Looking northwest.



008: University Green north end with Main Street at right and University of Vermont Class of 1923 Marker (#1d) at center right. Looking east.



009: University Green north end looking towards 475-479 Main Street (#15) at right, 481 Main Street (#14) at center, Pomeroy Hall (#13) at left and University of Vermont Class of 1923 Marker (#1d) at center left foreground. Looking northwest.



010: Mansfield House (#2). Looking southeast.



011: Ira Allen Chapel (#3) primary façade. Looking northeast.



012: Ira Allen Chapel (#3) north ell and John Dewey Gravesite (#3a). Looking southeast.



013: Torrey Hall (#4). Looking northeast.



014: Billings Library (#6). Looking northeast.



015: Torrey Hall (#4, far right), Ira Allen Chapel (#3, center rear) and Billings Library (#5, left). Looking north.



016: Williams Science Hall (#6). Looking east.



017: Old Mill (#7). Looking northeast.



018: Old Mill (#7), rear of north side. Looking southwest.



019: Old Mill (#7) detail of John Purple Howard statue in niche and UVM Boulder (#8). Looking east.



020: Royall Tyler Theatre and Central Utility Plant (#9). Looking east.



021: Morrill Hall (#11). Looking northeast.



022: Main Street Pump House (#12) and North Reservoir (#12a). Looking south.



023: Pomeroy Hall (#13). Looking southwest.



024: 475-479 Main Street (#15) at right and 481 Main Street (#14) at left. Looking southeast.



025: Allen House (#16). Looking southeast.



026: Bittersweet House (#17). Looking northwest.



027: 447 Main Street (#18) and garage (#18a) at left. Looking southwest.



028: 433 Main Street (#19) and garage (#19a) at left. Looking southwest.



029: 421 Main Street (#20). Looking southwest.



030: Grasse Mount (#21) north façade. Looking south.



031: Grasse Mount (#21) east facades. Looking west.



032: 146 South Williams Street (#22). Looking northeast.



033: Wheeler House (#23). Looking northwest.



034: Wheeler House (#23) at right and Wheeler Carriage Barn (#23a) at left.
Looking northeast.



035: Englesby House (#24). Looking southeast.



036: 439 College Street (#25). Looking southwest.



037: Peirce Spaulding House (#26) and Peirce Spaulding Carriage Barn (#26a) in left background. Looking northwest.



038: Waterman Building (#27). Looking northwest.



039: Lattie F. Coor House (#28) and Carriage Barn (#28a) at rear. Looking north.



040: Sigma Phi House (#29). Looking northeast.



041: Booth House (#30). Looking northeast.



042: 70 S. Williams Street (#31). Looking northeast.



043: 34 S. Williams Street (#32) at right and 28 S. Williams Street (#33) at left. Looking southeast.



044: Taft School (#34). Looking northeast.



045: 415 Pearl Street (#35). Looking southeast.



046: Moore-Woodbury House (#36). Looking northwest.



047: Lambda Iota House (#37). Looking west.



048: Bishop DeGoesbriand Hospital (#38) Old Hall. Looking west.



049: Bishop DeGoesbriand Hospital (#38) Old Hall (right), St. Joseph's Pavilion (center) and Arnold Pavilion (left). Looking north.



050: Bishop DeGoesbriand Hospital (#38) Rehabilitation Center. Looking southwest.



051: Benedict House (#39) at left and Nicholson House (#40) at right. Looking northwest.



052: Dewey Hall (#41). Looking northwest.



053: Col. Stephen Pearl House (#42). Looking northwest.



054: Henry Lord House (#43). Looking northeast.

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 Property

Historic name: University Green Historic District (Additional Documentation)

Other names/site number: N/A

Name of related multiple property listing: N/A

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

2. Location

Street & number: 26-246 University Pl., 187 Carrigan Dr., 411-525 Main St., 1-151 S. Prospect St., 420-439 College St., 14-146 S. Williams St., 415-440 Pearl St., 2-27 Colchester Ave.

City or town: Burlington

State: Vermont

County: Chittenden

Not For Publication: ☐

Vicinity: ☐

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 X statewide local

Applicable National Register Criteria:

X A B X C X D

Signature of certifying official/Title:

Date

Vermont Division for Historic Preservation

State or Federal agency/bureau or Tribal Government

University Green Historic District (AD)
Name of PropertyChittenden County, Vermont
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**

Title :**State or Federal agency/bureau
or Tribal Government**

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)

☐

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District

☒

Site

☐

Structure

☐

Object

☐**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

Noncontributing

511

buildings

60

sites

20

structures

54

objects

645

Total

Number of contributing resources previously listed in the National Register 1**6. Function or Use****Historic Functions**

(Enter categories from instructions.)

EDUCATION/ collegeEDUCATION/ education-relatedEDUCATION/ libraryLANDSCAPE/ plazaDOMESTIC/ single dwellingDOMESTIC/ multiple dwellingHEALTH CARE/ hospitalINDUSTRY/PROCESSING/EXTRACTION/ waterworksRECREATION AND CULTURE/ sports facility**Current Functions**

(Enter categories from instructions.)

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EDUCATION/ college

EDUCATION/ library

LANDSCAPE/ plaza

DOMESTIC/ single dwelling

DOMESTIC/ multiple dwelling

HEALTH CARE/ hospital

INDUSTRY/PROCESSING/EXTRACTION/ power plant

INDUSTRY/PROCESSING/EXTRACTION/ waterworks

RECREATION AND CULTURE/ theater

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7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC/ Federal

MID-19TH CENTURY/ Greek Revival

LATE VICTORIAN / High Victorian Gothic

LATE VICTORIAN/ Richardsonian Romanesque

LATE VICTORIAN/ Italianate

LATE VICTORIAN/ Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS/ Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS/ Classical Revival

LATE 19TH AND 20TH CENTURY REVIVALS/ Late Gothic Revival

LATE 19TH AND 20TH CENTURY REVIVALS/ Italian Renaissance

LATE 19TH AND 20TH CENTURY MODERN MOVEMENTS/ Bungalow / Craftsman

MODERN MOVEMENT/ International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; STONE/ Granite, Sandstone, Marble, Slate; WOOD/ Weatherboard, Shingle; METAL/ Copper, Steel; CONCRETE; TERRA COTTA

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 University Green Historic District (Additional Documentation) National Register nomination is the product of a re-survey of the University Green Historic District completed in 2019-2020. The University Green Historic District was originally listed in the National Register of Historic Places on April 14, 1975. Between 1998 and 2015, students of the University of Vermont Historic Preservation Program, under the direction of professors Robert McCullough and Thomas Visser, researched and wrote updated architectural descriptions and historical narratives for each of the resources in the historic district which culminated in a 2015 draft National Register nomination. This National Register nomination synthesizes information from the 1973 individual National Register listing for Grasse Mount (#21), the historic district's 1975 National Register listing, the 2015 draft nomination and the Vermont Historic Sites and

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Structures survey of buildings within the historic district completed in 2019-2020. By compiling all the aforementioned documentation, this nomination serves to replace the original 1975 nomination.

Unlike the 1975 National Register nomination, this nomination inventories and describes all buildings, structures, sites and objects located within the boundary of the historic district. The historic district boundary has not changed since the 1975 nomination with two exceptions: a small expansion on its eastern side that incorporates a modern wing of Old Mill (#7) to avoid the boundary bisecting the building; and a small expansion on the southern side to encompass two outbuildings associated with contributing properties.

The University Green Historic District is located approximately three residential blocks east and up the hill from downtown Burlington, Vermont at the University of Vermont (herein referred to as “UVM” or “University”). The centerpiece of the historic district is the University Green (#1), which since about 1800 has served as the symbolic heart of the UVM campus. Surrounding the University Green are four public streets: University Place on the east, Main Street on the south, South Prospect Street on the west, and Colchester Avenue on the north. Within the historic district, University buildings face the green from these streets on all four sides and are a mix of purpose-built academic buildings, a hospital complex, former University housing for professors, and former residences that have since been purchased by the University for use as offices and instructional facilities. The east side of the green along University Place, known as “University Row,” contains a collection of some of the most architecturally prominent buildings within Burlington and the State of Vermont, several of which were designed by nationally known architects and firms including McKim Mead and White, Henry Hobson Richardson, and Wilson Brothers & Company.

From the quadrant surrounding University Green (#1), the University Green Historic District extends to the west about one block, encompassing part of a hillside residential neighborhood. This densely populated neighborhood contains a mix of private residences and former residences that were purchased by the University in the mid-twentieth century for use as instructional and administrative facilities, as well as three fraternity houses. Grasse Mount (#21) is the most notable of these buildings, located down the hill on Main Street and currently the home of the University of Vermont Foundation. Built in 1804 as a residence and considered by scholars to be the finest Federal style building in the State of Vermont, Grasse Mount is individually listed in the National Register of Historic Places (listed in 1973). The southeast portion of the historic district along Main Street extends further east than the eastern boundary along University Place to encompass the Main Street Pump House and Reservoirs (#12, #12a and #12b), which were built in 1867 as critical components of the newly modernized Burlington waterworks.

The buildings, objects, sites, and landscape features within the University Green Historic District retain a high level of historic integrity of location, design, setting, materials, workmanship, feeling, and association. 46 of the 47 buildings within the University Green Historic District are over 50 years old and retain sufficient integrity to be considered contributing resources to the historic district. The University Green has remained in its same location since about 1800, and its current configuration of pathways was already in place by 1954. Modern development within the

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district is limited to a small gate house at the Bishop DeGoesbriand Hospital (#38a) and modern additions on the rear of several buildings, additions that are not prominent or highly visible from within the historic district.

The loss of arcaded canopies of elms that lined the walkways and defined the perimeter edges of the University Green and sheltered the surrounding areas of the district along University Place, Main Street, Pearl Street and College Street represents the loss of an important landscape feature due to natural causes. Since the 1970s many new trees have been planted in the Green and elsewhere in the district. These have altered the historic arboreal appearance and placement pattern through their smaller scale and different varieties and shapes of species, as well as through planting configurations of irregular clusters of trees infilling open spaces, rather than following the earlier pattern of planting trees in rows along edges. Recently, however, the City of Burlington and UVM have adopted tree planting plans that more closely reflect the historic tree placement schemes. Efforts also have been taken to introduce some disease-resistant American elms to the area. Although the landscape management practices of the 1970s and 1980s altered the arboreal character of the University Green, these changes form a legible part of the landscape history of this historic district, and thus the overall character of the University Green and the surrounding area of this historic district have survived with a high level of integrity.

Narrative Description

The University Green Historic District encompasses approximately 61 acres, a majority of which is located on UVM's central campus although the district also includes several privately-owned residential buildings on Main Street and Pearl Street. The historic district is identified by its most prominent feature, University Green (#1), which encompasses over nine acres in the east-central portion of the historic district and is bordered by some of the University's most architecturally and historically prominent buildings.

The University Green is a landscaped park which was created as early as 1800, less than a decade after the University was officially chartered in 1791. In 1800, the town of Burlington was quite small; there were only about 800 residents who primarily lived near the wharfs in the vicinity of Maple and King Streets at the Burlington waterfront.¹ Any development between the top of the hill and the waterfront consisted of farms, although a cluster of homes developed at the present-day intersection of Prospect Street and Pearl Street. From the 1810s to about 1830, there were several buildings, including a store, on the north side of what would become the University Green, and one home on the south end of the Green. Development occurred here because the location was the approximate halfway point between the Burlington waterfront and the mills at the falls in Winooski. This intersection would eventually mark the northwest corner of University Green and was where Stephen Pearl ran a farm and tavern at present-day 12 Colchester Avenue (#42).

¹ Vince Feeney. *Burlington: A History of Vermont's Queen City*. (Bennington, VT: Images from the Past, 2015).

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The hilltop location in the vicinity of this existing development was advantageous for the creation of a “College Common” and a college building. The hilltop offers a commanding view of Burlington and Lake Champlain: its location as a landscaped park and the large College building at the top of the hill represented the importance of the University – the fifth to be established in New England – and signified the growing position of Burlington as a hub for trade and commerce in the region. The original College Common (as it was first called) was approximately the same size as it is today, bounded by the same four roadways, although from the 1810s through the early-1830s there was another roadway crossing east to west across the green south of Colchester Avenue (see Figure 2). These roads originally had different names except for Pearl Street which obtained this name early because it was the road that led to Stephen Pearl’s tavern (#12). University Place was known as High Street; Main Street was known as Fayette Street and, later, the Winooski Turnpike; and South Prospect Street was known as Williston Road and, later, Green Street. There were several structures on the edges the College Common itself, and in 1802 the first College building was constructed in the same location as where Old Mill (#7) sits today.

The growth of UVM was slow and steady and most buildings in the vicinity of the College Common and Old Mill were not constructed until the 1860s, with the exception of the Medical College building, today known as Pomeroy Hall (#13), which was built in 1828 at the south side of the College Common and renovated and expanded in 1858. The 1860s marked a time of rapid growth for the City of Burlington and the development of UVM during this time mirrored Burlington’s growth. By the 1860s, the University had acquired most of the land on the east side of the College Common for the construction of new University buildings including the President’s House, which was demolished in the 1920s for the construction of Ira Allen Chapel (#3), and Joseph Torrey Hall (#4), built in 1862 as the University library and moved east off the green in 1895 to accommodate the construction of Williams Science Hall (#6). Additional architecturally prominent buildings were added to the east side of University Place in the late-nineteenth century and this line of buildings was eventually dubbed as “College Row.”

The other sides of University Green – Main Street, South Prospect Street, and Colchester Avenue – would become occupied by University buildings as well. Some of these were private homes acquired by UVM in the mid-twentieth century such as Allen House (#16) and Bittersweet House (#17) on Main Street; Wheeler House (#23), Peirce-Spaulling House (#26), Benedict House (#39) and Nicholson House (#40) on South Prospect Street; and the Stephen Pearl House (#42), and the Henry Lord House (#43) on Colchester Avenue. Other buildings surrounding the green were purpose-built as educational, administrative, and residential buildings for UVM, such as the Converse Cottages (#15 and #16) on Main Street, Dewey Hall (#41) on Colchester Avenue, and Waterman Memorial Building (#27) on South Prospect Street.

Today, University Place on the east side of University Green contains a collection of monumentally scaled buildings dating from 1825 to 1925 and collectively known as University Row. The tallest and youngest of these buildings is the 1925 Colonial Revival-style Ira Allen Chapel (#3) at the north end with its 165-foot-high bell tower that serves as a local landmark. Ira Allen Chapel is one of two buildings in the historic district designed by renowned architecture firm McKim Mead & White. Nestled in the north ell of Ira Allen Chapel is the John Dewey

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Memorial, the 1952 gravesite of the influential philosopher and educational reformer John Dewey who was born in Burlington, VT and attended UVM, graduating in 1872. All buildings on University Row are constructed of brick except the Henry Hobson Richardson-designed Billings Library (#5), which has walls and towers of Longmeadow sandstone and represents a pure iteration of the Richardsonian Romanesque style of architecture, the only building in Vermont designed by Richardson himself. With ornate red terracotta trim and distinctive Gothic and Romanesque features, the 1896 Williams Science Hall (#6) faces the approximate center of University Green. Next, Old Mill (#7) serves as another important local landmark due to its prominent location that aligns with College Street across the University Green. Due to this alignment, views of the distinctive Victorian Gothic tower of Old Mill can be seen from downtown Burlington and Lake Champlain. Constructed in 1825 and renovated in 1887, Old Mill is the oldest University building and replaced the first college building constructed in 1802 and destroyed by fire in 1824. The fifth major building along University Row is the 1901 Royall Tyler Theatre (#9), which is set back from University Place to provide a small plaza south of Old Mill and has a 1911 rear addition housing the University's Central Utility Plant. The 1907 Morrill Hall (#11) with its distinguishing buff-colored bricks and red tile roof marks the southern end of University Row at the corner of University Place and Main Street.

Main Street, which defines the southern edge of the University Green, is a major transportation artery designated as U.S. Route 2 that connects Burlington's central business district with Interstate 89. Drivers and pedestrians passing west on Main Street along the south end of University Green are greeted by a scenic view of Lake Champlain to the west and the Adirondack Mountains of New York State beyond. The historic district continues a block-and-a-half along the south side of Main Street facing the University Green. At the eastern end of Main Street is the Main Street Pump House (#12) and the associated Burlington City Reservoirs (#12a and #12b), first constructed in 1867 as an important component of Burlington's water works. Continuing west are Pomeroy Hall (#13), the former Medical College constructed in 1828, and eight residential-scaled buildings. Three of these residences currently are privately owned and the remaining four former residences (#s 14, 15, 16, 17) house University departments and organizations. Most of these buildings were constructed of brick and date from the early-nineteenth through the early-twentieth centuries. These buildings include two the three cottages (#15 and #16), designed in 1891 as homes for University professors (the third cottage is located within the historic district on Colchester Avenue, #2). Three of the historic district's eight privately-owned buildings (#s 18, 19, 20) are located between South Prospect Street and Summit Street. The 1804 Grasse Mount (#21) mansion was individually listed in the National Register of Historic Places in 1973 and occupies a large, landscaped lot at the southwestern corner of the University Green Historic District. Grasse Mount is considered by some scholars to be the finest example of Federal architecture in the State of Vermont.²

The historic district also encompasses two full blocks north of Main Street between South Williams Street on the west and South Prospect Street on the east. The buildings in these blocks, mostly constructed of brick, range in scale from large houses to smaller garages and carriage barns. A distinctly residential neighborhood within the historic district along South Williams Street, College Street, and Pearl Street contains buildings that were originally constructed as

² Glen M. Andres. and Curtis B. Johnson. *Buildings of Vermont*. (Charlottesville, VA: University of Virginia Press, 2014).

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single-family homes and have since been acquired by UVM. Two of the houses on College Street (#25 and #29) were purpose-built as fraternities and one house on South Williams Street is still privately owned (#33). Prominent examples of residences acquired by the University include: Wheeler House (#23) at the northwest corner of Main Street and South Prospect Street marking the southwest corner of University Green, a fine example of the Greek Revival style; the 1900 Booth House (#30), one of several houses in the district on the east side of South Williams Street that were mostly designed in the Colonial Revival style (#s 24, 32, 34) with the exception of two mid-nineteenth century Greek Revival buildings (#s 22 and 31); the 1908 Lattie F. Coor House (#28) and its former carriage barn (#28a) on the north side of College Street; and the Peirce-Spaulding House (#26) and former carriage barn (#26a), southwest of the intersection of College Street and South Prospect Street. Englesby House (#24), the home of the University president, sits at the southeast corner of College Street and South Williams Street.

Facing east from the west side of University Green on South Prospect Street are two of the largest buildings in the district: the 1941 UVM Waterman Memorial Building (#27), designed by McKim Mead and White, and the sprawling Bishop DeGoesbriand Hospital complex (#38) that consists of multiple additions built within a period of 40 years from 1922 through 1962. Two smaller, wood-frame, early-nineteenth century houses now owned by the University are nestled in between these two large institutional buildings and likewise face east towards University Green: the 1804 Benedict House (#39) and the 1804 Nicholson House (#40) which was renovated in the Queen Anne style in the late-nineteenth century.

From the northwest corner of the district, Pearl Street extends east to become Colchester Avenue east of South Prospect Street at the north end of the University Green. The 1938, Colonial Revival-style Elihu B. Taft School (#34), a former grade school, is located at the southeast corner of South Williams Street and Pearl Street. Two large brick houses, the 1813 Moore-Woodbury House (#36) and the 1913 Lambda Iota Fraternity House (#37), are on the north side of Pearl Street west of North Prospect Street opposite the complex of additions to the Bishop DeGoesbriand Memorial Hospital (#38). Facing the narrow north end of the University Green on the north side of Colchester Avenue at the corner of North Prospect Street is the monumentally scaled, 1904 Dewey Hall (#41). Two large historic wooden houses (#42 and #43) along the north side of Colchester Avenue complete the visual edge of the north boundary of the historic district. The Col. Stephen Pearl House (#42), dated at c.1790, is thought to be the oldest building in the historic district and the oldest extant wood-frame building in Burlington. Nestled behind Ira Allen Chapel at the northeast corner of the historic district are two architecturally distinctive buildings: Mansfield House (#2), one of the three cottages built in 1891 and the 1862, Italianate-style Joseph Torrey Hall (#4), which was moved from its original location on University Row in 1895 to make way for the construction of Williams Science Hall (#6).

The historic district contains four archaeological sites that are contributing resources under Criterion D: the Wheeler House Site (#23b), the Burbank Homestead and Blacksmith Shop Archaeological Site (#44), the Barnes-Buckham Archaeological Site (#45), and the Hurlburt-Moore Farmstead Archaeological Site (#46). These four sites are found in or in close proximity to the University Green, although their specific locations are classified. The Wheeler House archaeological site includes deposits associated with the residential history of the historic

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property, including Reverend Wheeler, a notable figure in the history of UVM. The archaeological remains of the Hurlburt-Moore Farmstead include a house and a barn likely built in the 1810s and removed in the 1830s. The Barnes-Buckham Archaeological Site encompasses a former developed property that contained two dwelling houses and outbuildings which may have been constructed as early as 1802 but were removed in the mid to late-1860s. The Burbank Homestead and Blacksmith Shop Archaeological Site is the location of another developed property which was occupied from 1822 to 1891 by members of a single family, the Burbanks.

Modern development within the University Green Historic District is limited to rear additions on several of the University-owned contributing buildings, including a large, 1984 complex built on the rear of Billings Library (#5) and Ira Allen Chapel (#3) and the 1995 Lafayette Hall addition on the rear of Old Mill (#7). Smaller-scale modern additions have been built on the rear of Pomeroy Hall (#13), the Lattie F. Coor House (#28), and the Central Utility Plant connected to the Royall Tyler Theatre (#9). One small, free-standing structure, the gate house for the DeGoesbriand Hospital Complex (#38a), was constructed in the 1980s and is the historic district's only non-contributing building due to its age. Additionally, two objects within the historic district, the UVM Catamount sculpture (#10) to the south of Royall Tyler Theatre and the "Belladonna" sculpture in University Green (#1e), were installed in 1998 and 2005, respectively, and are also non-contributing due to their age.

The following section inventories the buildings, structures, and sites within the University Green Historic District. The names in parentheses and quotation marks in the resource titles correspond to the names of the resources in the 1975 nomination form.

1. University Green, c.1800, Contributing site

The University Green is a long, slightly irregular rectangular park oriented generally north to south at the center of the main campus of UVM. The green is bounded by four public streets with University buildings facing the green from these streets on all four sides. The green is situated near the top of the hill approximately one mile from Lake Champlain, at an elevation of approximately 350 feet above sea level. The green slopes slightly upwards to the east, providing a dramatic topographic pedestal for the monumental buildings along University Place. The green measures approximately 1,500 feet long from north to south by 275 feet wide across its center, tapering slightly narrower to the north and extending slightly wider to the south. Encompassing more than nine acres, University Green is a significant green space on the UVM campus.

The University Green is covered by mown lawn and is crisscrossed by an irregular network of concrete walking paths that are designed to enable pedestrians to travel between various buildings on the UVM's central campus. While the layout of these pedestrian paths has changed over time, based on photographic evidence, there have been paths on the green since at least the 1860s. Based upon historic aerial photograph evidence, the current configuration of pathways was partially in place by 1939 and almost fully developed to its current appearance by 1954. The paths are lined by ornamental lampposts and the green itself is surrounded by a mix of concrete and stone street curbs. The center of the green contains a fountain from which a pattern of six paths radiate. The University Green is also designed for meandering; park benches are scattered

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throughout the green underneath shade trees and public art and commemorative statues occupy various locations throughout the green, both along and removed from pathways. A large flagpole sits in the northeastern portion of the green across the street from Ira Allen Chapel (#3).

Historically, University Green has been covered by a variety of plantings and, beginning in the early twentieth century, students led tree planting efforts in the green. Photos from the 1860s through the early-1970s depict of proliferation of deciduous trees, including elm trees lining the green on the east and west sides, and several coniferous trees scattered throughout. While the American elm trees that proliferated the green have been removed, beginning in 2004, efforts were made to reintroduce a new, disease-resistant cultivar of the American elm tree to the University Green. Currently, the planting plan is less linear, and trees are scattered throughout the green, with a grove of coniferous trees located in the north-central portion of the green. The commemorative tree planting plan of 1974, which is largely intact today, includes mostly tree species that are native to Vermont including varieties of maple, apple, pine, fir, spruce, birch, oak, ash and horse chestnut.³

1a. Marquis de Lafayette Statue, 1883, Contributing object

Standing at the north end of the University Green facing Colchester Avenue is a monument to the Marquis de Lafayette of France, the famous American Revolutionary War commander. It was sculpted in 1883 by the noted American sculptor John Quincy Adams Ward of New York City. The life-size bronze figure stands on a high granite pedestal designed by the well-known New York City architect Richard Morris Hunt. The cast bronze statue was a gift of Burlington philanthropist John Purple Howard who also funded the fountain in the green (#1b) and who donated funds for the extensive 1882 reconstruction of Old Mill (#7).

The statue was unveiled on June 26, 1883, at the same grand event during which Lafayette ceremoniously laid the cornerstone for the new College building, Old Mill (#7). Photographs show that the Lafayette statue was originally sited on the University Green aligning with the head of College Street directly in front of Old Mill (#7), facing west. In 1921, to make way for a statue of the University's founder, Ira Allen (#1c), the Marquis de Lafayette statue was moved to its current location at the north end of the University Green, facing north towards Colchester Avenue. In 2013, the statue was conserved and the missing cane that originally was held in the right hand of the figure was replicated and replaced to match the original appearance from photographic evidence.

1b. Howard Fountain, 1874, Contributing object

Set on a hexagonal base, the main foliated shaft of this large cast iron fountain is enriched by four stylized aquatic animals with tails up that spout water into a brick-walled concrete basin. Above is a large, shallow, cast iron bowl surrounded by squared petals, from which water cascades. Rising from a truncated hexagonal base in the center of the bowl is a vertical shaft ornamented by three stylized dolphins, the tails of which support a smaller tripartite upper

³University Green 1974 Planting Plan, University of Vermont Campus Planning Files, Drawer 10, Drawing 103.

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bowl shaped as stylized seashells. From the center of this upper bowl stands a naked boy entwined with a large fish.

Donated to UVM by benefactor John Purple Howard, this painted cast iron ornamental fountain was originally installed in 1874 on the University Green in a stone-rimmed basin located nearly due east of the head of College Street, near where the Ira Allen Statue (#1c) now stands. In 1883, to make way for the Marquis de Lafayette statue, the fountain was moved about 175 feet north, where it stood surrounded by a shallow stone-rimmed basin. In 1974, the fountain was moved again slightly north to align with the Waterman Building and the stone basin was replaced with a brick-faced concrete basin. Eventually, the fountain was removed and placed in storage until 1987 when it was returned to the green and mounted in the center of the 1974 basin. In 2012, the Howard Fountain was restored to its original appearance based on photographic evidence. This restoration involved replacing the circa 1930s metal cylinder with an ornate cast iron upper shaft and adding replicas of missing components, including the lower aquatic animals, the upper shaft, upper bowl, and top figurine.

1c. Ira Allen Statue, 1921, Contributing object

Sculpted by Sherry Fry in 1921 to commemorate Ira Allen, the founder of UVM, this bronze statue stands on a multi-tiered granite pedestal in a prominent location near the center of the University Green facing west towards College Street. The statue was a gift of James Wilbur, a businessman from Manchester, Vermont, who donated funds for the construction of Ira Allen Chapel (#3) and who wrote a biography about Ira Allen that was published in 1928.

1d. University of Vermont Marker Class of 1923, 1965, Contributing object

The University of Vermont marker is a twelve-foot high rusticated granite monument engraved with the UVM seal. Centrally located at the southern end of University Green, the two-sided monument faces both Main Street and north towards the green. It is flanked by two granite benches which angle towards the green. It was first erected at the corner of East Avenue and Main Street in 1965, approximately one-half mile southeast of University Green, but relocated to its present position four years later in 1969. The marker was a gift from the UVM Class of 1923 in commemoration of E. Curtis Mower, a member of the class from Burlington.

1e. "Belladonna" Sculpture, 2004, Non-Contributing object due to age

The "Belladonna" sculpture is located beneath a grove of trees in the north central portion of University Green. It is a curved, abstract, bronze statue on a simple, cylindrical bronze pedestal. A bronze plaque standing on a granite post next to the statue notes that it was completed in 1974 by Richard Erdman, UVM Class of 1975. Erdman is a sculptor well-known for his large, abstract Carrara marble and bronze sculptures.

1f. "Unlocked" Sculpture, 2016, Non-Contributing object due to age

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“Unlocked” is situated to the east of the Ira Allen Statue, about twenty feet north of a pathway connecting Royall Tyler Theatre to Waterman Building. It is a large Groton granite, egg-shaped stone tooled and cut into three interlocking pieces to resemble a puzzle. Designed by Christopher Curtis, class of 1974, “Unlocked” is a tribute to the artist’s Vermont roots and his study of the geologic history of Vermont.

2. Mansfield House, 1891, 23 Colchester Ave, Contributing building

Mansfield House is one of three houses erected on the UVM campus in 1891, designed by Philadelphia architecture and engineering firm Wilson Brothers & Company, who also designed Williams Science Hall in 1896 (#6). The other two houses, known as the “Converse Cottages,” are located on Main Street facing the University Green (#s 14 and 15). These cottages were originally built to house prominent University professors and their families.

Mansfield House is a two-and-a-half story, Queen Anne style house with an irregular cross-gable plan on a Redstone foundation with buff sandstone quarry-faced random ashlar walls and contrasting local Redstone quartzite windowsills and lintels, half-timbered gables in varying patterns, and a red slate roof. The main block has a steeply pitched, hipped roof. Two gable-roofed ells project to the east and west from the main. A single-story porch sheltering each of the two front entrances is nestled within each ell; the west porch has ornate wooden carvings in its shallow gable. The rear (south) half of the building is a larger mass with a hipped roof from which projects a third gabled ell with an enclosed porch sheltering a rear entrance. Fenestration is complex; most windows are double hung with multi-paned sash. A tripartite segmentally arched window marks the center of the front ell, a broad tripartite arched window is on the second story of the west gabled bay, and a small arch-topped window on the second story faces north above the west porch. Gable roof dormers with shingle clad walls project on the west, north and south elevations.

3. Ira Allen Chapel, 1925; 1984, 26 University Place, Contributing building

Ira Allen Chapel stands at the prominent northeast corner of the University Green on University Place. Ira Allen Chapel was built in 1925, one of five Colonial Revival-style buildings on the UVM campus designed by architecture firm McKim, Mead & White. It is capable of seating up to 1,100 people inside its meetinghouse interior form.

Designed in the Georgian Revival style with local red brick laid in the English common bond, it has marble, granite and painted wooden accents and a grey-green slate roof. A granite water table wraps around the entire building above the basement story which has several two-light, rectangular windows throughout. The main block takes the form of a gable-front, cross-transept church with a tall tower on the northwest corner. Fenestration is regular throughout and features granite sills and splayed brick lintels with center keystones unless otherwise stated. Most of the windows are large, 28/28 wooden sash topped by fanlights. Windows on the ends of each transept take the form of a Palladian window with a 28/28 window topped by a fanlight flanked by two rectangular, 16/16 windows.

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Across the front (west) façade is a monumental, two-story projecting portico with six Ionic columns supporting a large, dentilated pediment marked with a central traced elliptical window and flanking white swags. The main colonnaded entrance below has three double leaf green wooden doors. The central door has a traced rectangular light above and a Colonial Revival-style door hood surround. Each of the flanking doors has a block of white marble above and upper lights with tracery. The second story has three evenly spaced traced windows. The center window is round and the outer two are elliptical. Wooden pilasters separate the six bays created by the rounded windows and doorways. Six granite steps run the length of the portico and rise to the level of the entrance. A bold Colonial Revival-style cornice continues around the whole second story from the dentilated pediment, except on the tower.

The bell tower rises from the northwest corner of the building; its wall plane is flat with the west façade but projects from the north elevation. The tower's first story has one large twelve-over-twelve sash window with a fanlight on each of the exposed sides. These windows are recessed into a larger brick bay of the same shape containing a granite sill and keystone. A rectangular, recessed brick panel is below each window. Spaced evenly up the tower surface are three small, vertically aligned, 6/6 windows with splayed brick lintels. This configuration is the same on three of the tower's elevations (north, east and west), only at different levels on each elevation. Between the top windows and the cornice line of the tower on all four elevations there is a large white clock face, each with an elaborately carved garland and ribbon decoration below. The bell tower is extended skyward with an open belfry with four square Corinthian columns supporting the outer corners. The center of each side of the belfry has a tripartite opening created by Ionic columns. A simple Colonial Revival style cornice line separates the belfry from the octagonal, glass lantern area above. A balustrade with four urn finials resting on the square corner posts is mounted on top of the belfry's projecting cornice. The lantern has eight windows with half circle lights resting on a cornice. The lantern is capped by a cornice with seven urn finials. Extending upwards from the lantern is a round cupola with eight narrow lights separated by rounded Corinthian columns and topped by a gold-leafed dome with a pointed finial.

The intersection of the four gables of the cruciform plan is marked with a large octagonal dome clad in brick with a wide, slightly overhanging cornice. Each side not connected to a gable peak has an elliptical traced window. The dome has a simple white cornice and is topped by a smaller version of the bell tower cupola with gold leaf dome surrounded by a turned white balustrade.

The building attached to Ira Allen Chapel, facing Colchester Avenue, is known as the Campus Center Theatre and is used as a theatre for the complex known as the Billings-Ira Allen Campus Center. Built in 1984 as part of a larger modern complex behind Ira Allen Chapel and Billings Library (#4), it is a post-modern, one story, north-facing building with red brick and white wood trim. It has a forward-facing gable roof and the front façade is framed with square columns and an in-antis entrance topped with a large pediment. The front facade is completely symmetrical and utilizes classical characteristics in a modern way.

3a. John Dewey Memorial, 1952, Contributing site

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The John Dewey Memorial is nestled in the northwest ell of Ira Allen Chapel, surrounded by a landscaped garden. Erected following John Dewey's death in 1952, it is a headstone marking the burial location of John and his second wife Roberta's cremated remains, the only grave on the UVM campus. The headstone rests on a small granite pedestal and is a polished granite monument an arched top containing a flame motif. Underneath the flame reads "John Dewey Philosopher Educator Class of '79." Below these words is inscribed a passage from his compilation of essays released in 1934 titled *A Common Faith*. Resting in front of the headstone is a granite stone inscribed with the birth and death dates of John Dewey (October 20, 1859 – June 1, 1952) and Roberta Dewey (1904 – 1970).

Dewey was born in Burlington, VT in 1859 and attended UVM, graduating Phi Beta Kappa in 1879. Dewey went on to become one of the most prominent American philosophers, psychologists and educational reformers of the early-twentieth century whose pragmatic, democratic and empirical writings have had a profound influence on education and social reform nationwide.

4. Joseph Torrey Hall ("Old Art Building"), 1862, 27 Colchester Ave, Contributing building

Joseph Torrey Hall is a red brick academic building consisting of a 2.5-story main block flanked by two side ells, set on a raised, quarry-faced ashlar local redstone foundation and capped with both mansard and hipped roofs. The building exhibits elements of Second Empire and Italianate styles. Originally constructed as a 2-story building by Chase and Smith, the 3x4 bay main block gained a third story under a mansard roof in 1874. The roof is decorated with patterned, multi-colored slate shingles, and is underscored by a deep second-story cornice featuring large modillions and brackets. Windows on the lower stories consist of 6/6 wood sash and retain Italianate hood moldings; a cast iron hoodmold is also used above the fanlight at the main entrance on the south façade. An arched dormer window on the south façade and oculus windows on the south façade and rear (north) elevation provide light to the third story.

The main block was moved and rotated to its present location in 1895, and two side ells added in quick succession around the turn of the 20th century. The 3x3 bay, 1.5-story east wing is attached to the main block and has a matching patterned slate mansard roof. The windows, hoods, and sills match those on the first story of the main block. The one-story, hipped roof west wing is attached to the main block via a narrow hyphen with three narrow arched windows. Diamond pattern brickwork decorates the north and south elevations. On the west side elevation is a large, multi-pane window.

5. Billings Library / Billings Student Center ("Billings"), 1883, 1889; 1984, 48 University Place, Contributing building

Designed by famed architect H. H. Richardson in his namesake Richardsonian Romanesque style, Billings Library is an imposing, 2.5-story building of rusticated Longmeadow sandstone set in regular ashlar with a slate roof. Like other buildings on University Place, it is set on a slight rise that recedes toward the rear of the building to the east, partially exposing a lower

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story. The building has an asymmetrical cruciform plan with a cross-gabled roof, built in two stages during the late nineteenth century. A late 20th century addition was constructed on the rear of the building and at a lower grade.

The entrance pavilion projects from the west facade, formed by one of the shorter cross-wings. Two corner towers flank the pavilion, and the entrance is set in a deeply recessed portico with a broad, Syrian arch. Carvings decorating the pavilion and flanking towers include faces, embossed plaques, capitals, and floral motifs set off by polychrome stonework. The northern tower projects above the roofline due to a full-story belfry. Extending south from the entrance wing is a large, polygonal apse with a multi-sided, conical roof, illuminated by a high band of windows separated by sets of pilasters under shared capitals. Similar clerestory windows light the north, hipped roof wing, which ends in two corner towers. Though this wing was part of the original design, it was extended in 1889 during a renovation by Shepley, Rutan, and Coolidge, Richardson's successor firm after his death. Also added in 1889 was the Marsh Room, an ell extending east from the rear elevation in the form of a sandstone block with a hipped roof. Its windows echo the clerestory examples from the earlier wings, and the same multi-light window was employed under the gable end in the Marsh Room and the extended north wing.

The interior of the building featured Richardsonian furnishings and finishes as well, some of which are still retained. In 1961, a new main library was opened elsewhere on campus, and the Billings Library was renovated into the Billings Student Center by local firm Barr, Linde, and Hubbard in 1962. Richardson's successor firm (then Shepley, Bulfinch, Richardson, and Abbott) also designed what was eventually constructed as a large addition to the Student Center in 1984. It is set to the north and east of the rest of the building, taking advantage of a lower grade to limit visual interference with the historic nineteenth century construction. The addition has three differentiated sections, each with a separate hipped roof. It is faced with dark red-brown brick veneer and granite trim to complement but not imitate the earlier construction. Open patios connect the Student Center and Cook Commons dining area to the neighboring Ira Allen Chapel, and the building is presently known as the Billings-Ira Allen Campus Center.

6. Williams Science Hall, 1896, 72 University Place, Contributing building

Williams Science Hall is a Gothic Revival building in form and massing and Romanesque in design, constructed in 1896. The 3.5-story, 15x4 bay building rises 90 feet from a rusticated granite foundation with a partially exposed basement level. It is constructed of brick, steel and concrete and is clad in an elongated stretcher bond veneer. The steeply pitched, cross gable roofs with gabled parapets and steel frames are clad in slate. Each roof slope is broken by two rows of dormers and the ridge line of the roof is crowned by a slate and copper cupola at the midpoint of each of the three wings. The building has a cruciform plan with the west façade's center bays forming a full-height entrance pavilion that only slightly projects from the building. A relatively square, 5x4 bay, 3.5-story wing on the rear (east) elevation completes the cruciform plan. A tall, brick smokestack with a granite base rises from the northeast corner of the wing. The building is notable for its Romanesque terracotta and granite ornamentation, including ornate features such as terracotta columns and tracery, and gargoyles and finials decorating the parapets. On either side of the entrance arch is a terracotta tablet, one with the motto of UVM and the other with the

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Vermont State motto. The fenestration changes at each level but comprises variations of 1/1 sash highlighted by some degree of decorative terracotta surrounds. Renovations in the mid-20th century mostly updated interior systems, classrooms, and scientific instruments. The exterior of the building was restored upon its 100th anniversary.

7. Old Mill/ Old Mill Annex/ Lafayette Hall, 1825, 1882; 1998; 1995, 94 University Place, Contributing building

Located on the site of the University's original college building, Old Mill comprises three sections (North, South, and Middle Colleges) that were constructed individually in the 1820s and connected in 1846. Its High Victorian Gothic style dates to an 1882 update which reconstructed the façade and side elevations, raised the ceiling heights, and added a fourth story lit by dormers. A 1918 fire damaged the fourth floor and the dormers were removed; the dormers were rebuilt during a 1995 rehabilitation of Old Mill, which largely restored the exterior of the building to its 1882 appearance while fully renovating the interior.

Old Mill is a T-shaped, 3.5-story, 25 x 3 bay, high Victorian Gothic style red brick building with a dormered slate roof pierced by a series of slender, paired and single chimneys. The bricks on the front and side elevations are laid in a stretcher bond with red-tinted mortar. The foundation is of local redstone quartzite capped along the water table with grey Isle La Motte limestone. The front, west-facing façade features a three-bay-wide, parapeted gable-front pavilion that rises above the steeply pitched roofline and is topped by a tower with a belfry and Gothic spire. Three-bay-wide pavilions with front-facing, parapeted gables are at each end of the front façade. The center pavilion includes a bust of John Purple Howard, who helped finance the 1882 renovation, and three stained glass windows. The two front entrances flank the center pavilion, highlighted by fanlights set in limestone Florentine pointed arches and each surrounded by a gabled projection. Nearly all the windows of the main block have six-over-six, double-hung aluminum Devac replacement sashes installed in the 1970s. The windows are crowned by segmental arches and accented with grey limestone keystones, springers, and sills. Old Mill is capped by a prominent High Victorian Gothic-style tower, which replaced an earlier dome atop Middle College. The central, four-sided tower is supported on a slate shingled base which rises seamlessly from the slate roof with buttressed corners.

The narrow north and south end elevations of Old Mill are only three large bays wide and are accented with gabled entrance pavilions that extend up well above the eaves-line. On the east elevation of Old Mill is the plain rear facade of the main block of the building, dating mainly from the original 1820s construction, and the centered, three-and-a-half story rear wing. Windows on the rear elevation of the main block are simple rectangular, 6/6 sash, with splayed brick lintels. The shallow rear wing extending east from the central pavilion originally dates from the 1880s expansion; the sides have tall, 2-story, multi-paned sash windows and a segmental-arched window in the half story above.

Old Mill Annex (completed in 1998) is a post-modern, four bay long extension to the rear of the 1880s east wing of Old Mill. It is a three-story, brick-faced block with limestone-clad and slightly convex entrance pavilions on either side. The entrance pavilion extends one bay into the

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second floor. Remaining fenestration on the Annex's sides are regular, although a band of windows sheltered by a shed roof is located on either side of the gabled, half-story projection in the center of the Annex. The original 1957 iteration of Lafayette Hall was designed as an International Style building, but in 1995 most of the materials of Lafayette Hall were removed and the addition was largely rebuilt. The 1957 glass exterior was replaced with brick to help relate it architecturally to Old Mill and the Old Mill Annex was constructed a floor higher than Lafayette. Both the Annex and the rebuilt Lafayette Hall are shorter than Old Mill so they do not overshadow it. The new Lafayette Hall is 13x1 bays and three stories in height with a flat roof, oriented symmetrically and perpendicularly to the Old Mill Annex and thus creating a courtyard on either side of the Annex.

8. UVM Boulder, 1908, Contributing object

The University of Vermont Boulder is a solid granite stone of nearly spherical shape measuring two feet four inches in diameter. It is placed on a granite pedestal located in the lawn west of Old Mill (#7). The granite pedestal on which the boulder stands has a smooth top that is inscribed with the words "Erected by the Boulder Society, 1908." The sides of the square granite pedestal are rough quarry-faced. On the west side of the boulder facing University Place, the words "THE UVM BOULDER" are inscribed in a bold font.

Set in the turf immediately to the west of the pedestal is a bronze plaque that reads:

"Discovered in 1847, this naturally formed boulder was brought to UVM and came to epitomize the mission of the University... to transform the unversed into the well-rounded.

The UVM Boulder Society, established in 1905, is the oldest senior men's honor society in the country and strives to uphold the mission of the University.

This plaque is a gift from the UVM Boulder Class of 1992."

The boulder was found during the construction of the Vermont Central Railroad in 1848 when workmen unearthed a huge pothole measuring 17 feet deep in which were two granite boulders, one of which was this nearly perfect sphere. It was gifted to the University as a "curiosity."

9. Royall Tyler Theatre/ Central Utility Plant ("Old Gym"), 1901; 1911, 166 University Place/ 187 Carrigan Drive, Contributing building

The Royall Tyler Theatre and Central Utility Plant building was constructed as a gymnasium and concert hall. The Royall Tyler Theatre, the front (west) block of the building, was built in 1901 and features a rear addition housing the Central Utility Plant constructed in 1911, from which emanates a rear entrance addition built in 2017 and a utility compound surrounded by a brick wall. The 1901 building was designed by architecture firm Andrews, Jacques & Rantoul and the 1911 addition was designed by A.L. Lawrence. Burlington Associates designed the building's 1973 conversion into a theatre.

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The main, rectangular block of the building housing the Royall Tyler Theatre is designed in the Romanesque Revival style, comprising 5x7 bays clad with brick veneer and resting on a redstone foundation with a side-gable, standing-seam metal roof. Two small, gabled monitors are located on the peak of the roof. The building consists of a central, two-story, side-gable block with widely overhanging, bracketed eaves, flanked on either side by a single story, shed-roofed wing that runs the length of the side elevations. Fenestration is neatly ordered throughout, consisting of multi-paned arched windows on the primary façade, arched sash windows in single or paired configurations on the first floor, and multi-paned, paired sash windows on the second floor. The primary (west) façade contains the primary entrance which is deeply recessed within a Syrian arch formed by decorative brickwork and emanating from a decorative terracotta impost block.

The Central Utility Plant occupies an addition that extends from the rear (east) elevation of Royall Tyler Theatre, slightly lower than the main block due to the grade of the site. This brick building possesses a side-gable roof, sheathed in standing-seam metal with a solar panel array flat-mounted to the southern side of the roof. A small, gabled monitor with three sets of louvered vents on each side is centrally located on the roof peak. Brick pilasters divide the side elevations of this block into eight bays and rest on a projecting concrete base. Each bay possesses a large, arched opening that nearly fills the space of the bay and is capped by header bond brick lintels. Most of these openings have louvered metal vents with older hopper-type, rolled-steel windows on the bottom portions resting on concrete sills. The building is accessed at the east elevation through a new entrance addition constructed in 2017. This addition, designed to be compatible with the historic building, is sided in brick with a standing seam metal roof capped by a large, gabled monitor containing louvered vents.

10. UVM Catamount, 1998, Non-contributing object due to age

This sculpture by Dennis Sparling depicts a catamount, the mascot of UVM. Located south of Royall Tyler Theatre (#10), the life-size sculpture is made from a welded copper alloy with stainless steel whiskers set on a limestone boulder base. It was a gift of the UVM Class of 1998.

11. Morrill Hall, 1906, 146 University Place, Contributing building

Morrill Hall was designed by New York City architect C.W. Buckham, son of UVM president Matthew Buckham who served as University President from 1871-1910. It is a 3-story, wood-frame, 7x4 bay building constructed 1906-1907 in the Italian Renaissance style. The building rests on a random, rusticated ashlar Redstone foundation with tinted mortar and has an American bond, buff brick veneer. The first floor is architecturally treated as a podium and is articulated by six projecting bands of five bricks each which continue around the entire building. A molded, buff terracotta water table defines the top of the podium, above which are two stories of brick articulated at the corners in the form of four-foot wide pilasters and, above the third-floor windows, in the form of a narrow cornice. The building is capped by a flared and bracketed, hipped roof of red Spanish terracotta tile. Most windows consist of aluminum storm sash and have paired, one-over-one, double-hung wooden sash and buff terracotta sills. Second story windows on the front façade and both side elevations have arched tops, fanlights and recessed

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brick panels below, as well as arched lintels of header bond brick. The primary, west-facing façade contains a three-story central, gabled, projecting entrance portico with three bays on either side. The pavilion features buff terracotta trim with dentils and modillion blocks and the Vermont state seal set in the middle of the tympanum. The rear (east) elevation also has a tripartite arrangement to the façade, although each partition is much wider than those of the side elevations. Morrill Hall has never been substantially altered.

12. Main Street Pump House (“Main Street Pumping Station”), 1867; 1888, 525 Main Street, Contributing building

Constructed at the same time as the North Reservoir (#12a), the Main Street Pump House was added to the building plan by Daniel C. Linsley, then serving as the water works engineer for the City of Burlington, when construction of the reservoir proved to be under budget. A Burlington City report from the late-1860s attributes the building to Spear & Thayer. The pump house is a small, one-story, brick, Italianate-style structure resting on a redstone foundation. In plan, the building’s main block is a rectangle with a square tower projecting from the east wall and an ell extending from the south wall. The building’s main block is capped by a slate, hipped roof with flared eaves and occasional courses of scalloped slate. The east side of the hipped roof is cut away where a small hyphen supporting the large, brick, interior chimney joins the building’s main block to the tower. The Main Street (north) façade of the principle rectangular block is dominated by an arched entrance bay with a wooden door, slightly to the east of center. The windows and doors of this primary elevation are adorned with elaborate, interconnected lintels comprised of a protruding, header bond brick course and rounded terracotta tiles in contrasting colors. The tower rises two stories and was constructed in two phases: the first story was built in 1867 while the second story and rear wing were added in 1883. The tower is capped by a sharply pointed roof with flared eaves, scalloped red slate and a copper finial supporting a metal weathervane. Installation of a new filter system in the 1950s necessitated construction of an L-shaped, shed-roof addition on the rear elevation; A smaller ell was built for storage in 1960.

Although the pumps and motors inside the pump house have been replaced on several occasions throughout the past 150 years of its operation, the building continues to house water works equipment that handles water from the city’s intake well and pumphouse on the Lake Champlain waterfront to supply the Burlington City Reservoirs, located immediately to the east (#12a, North Reservoir) and south (#12b, South Reservoir) of the Pump House.

12a. North Reservoir, 1867, Contributing structure

This open earthwork reservoir measures approximately 190’ x 190’ with a total capacity of 2,236,000 gallons. The bottom was originally covered with cobble paving and sand, although these materials were replaced in 1890 with concrete. By the 1970s, in order to improve the safety of the city water supply, the North Reservoir and South Reservoir (#12b) were enclosed with poured concrete walls and capped by roofs, and public access to the facility was restricted. In 1990, the historic, turf-covered earthen bank of the reservoir was significantly altered with the construction of a new retaining wall made of pressure-treated wood.

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12b. South Reservoir, 1888, Contributing structure

The South Reservoir was built in 1888 to the south of the original reservoir. In order to maximize its space within the city-owned lot, it is six-sided with three long sides and three short sides on the south, northeast and northwest corners of the structure. The 4,000,000-gallon reservoir employed more modern construction techniques than the original reservoir, including: a concrete bottom; sloping sides lined with brick mortar on the lower two-thirds; and the top lined with blocks of Barre granite in a gravel bed, to resist the action of ice. In the 1970s, both the South Reservoir and the North Reservoir (#12a) were fully enclosed by concrete walls.

13. Pomeroy Hall, 1828, 1858, 489 Main Street, Contributing building

Pomeroy Hall was constructed in 1828 as a two-story, Federal-style, eaves-front, brick building, designed by local architect and surveyor John Johnson as the new facility for the Medical College. Subsequent expansions and renovations were completed between 1858 and 1997. The building comprises three portions: the 3-story north block, which is the oldest portion of the building and underwent a major renovation in 1858 to transform it into an Italianate-style building; the central wing which was built in 1858; and the modernist south wing which was built in 1997 on the location of a former, two-story, wood-frame wing which was removed.

The north block is a relatively square, 3x2-bay Italianate-style building with a shallow hipped roof sheathed in standing seam metal and symmetrical fenestration. The peak of the hipped roof is covered by a modern skylight. The masonry building has a painted brick façade and rests on a stone foundation, oriented with the narrow primary (north) façade facing Main Street. Above the decorative brick, wooden eaves overhang the facades, protecting and adding visual weight to the structure. Centrally located on the north façade is a three-story projecting tower. A square, wooden cube with quoins on each corner rests on the tower's roof, and serves as the base for an octagonal belvedere with a bellcast roof. The building's front entrance, located on the north façade in the tower, is marked by a 3-story, recessed arch and a wood sign reading "1829" between two paired 6/4 windows. The rest of the block exhibits primarily 6/6 windows, several of which retain splayed brick lintels dating to the original Federal style design. In 1858 the building was enlarged and redesigned in the Italianate style.

A series of additions and renovations continued into the 20th century; some of the most drastic alterations included the creation of a fourth story and removal of the original cupola in 1925 due to deterioration. The building was restored to its late 1850s appearance in 1997.

The central wing was added to the north block during the 1858 renovation. It is a three-story, three-bay wide block capped by a shallow gable roof sheathed in standing seam metal with two interior, brick chimneys on its west slope. This block is fenestrated with 6/6, double-hung sash windows with splayed brick lintels that are aligned horizontally with those on the north block. The wooden eaves rest just above the top lintels terminating in cornice returns on the rear elevation. A 3-story hyphen of glass and metal connects the central wing to the 1997 rear wing, a

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3-story brick block on a poured concrete foundation that replaced an earlier wood-framed wing. The north elevation adjacent to the east hyphen entrance contains three stories of glass block and a full-height projection of metal panels, while the corresponding west side of the north façade has an almost entire wall of glass block adjacent to the entrance. The rear wing is capped by a flat roof lacking eaves which contains a barrel-vaulted penthouse sheathed in standing seam metal.

14. 481 Main Street, 1891, Contributing building

The house at 481 Main Street and its neighbor to the west, 475-479 Main Street (#15), were constructed in 1891 for the purpose of housing UVM faculty and were designed by Philadelphia architecture and engineering firm Wilson Brothers & Company. This Queen Anne-style house is designed as a 2.5-story house with an irregular plan resting on a Redstone foundation. The main north block has a steeply pitched, hipped roof clad in red slate. A three-story, octagonal tower topped by a bellcast octagonal roof rises above the height of the building on the northwest corner, dominating the front façade. A gable-roofed ell projects to the south on the rear of the building, while on the north (front) of the house, the projecting ell has a hipped roof. Another hipped-roof ell projects slightly on the east side of the house. Hipped-roof dormers pierce the roofline on all sides. Two brick chimneys are present as well. The house has buff sandstone quarry-faced random ashlar walls with contrasting red quartzite windowsills and lintels on the first floor and false half-timbering with painted stucco infill on the second floor and gables. The primary entrance is sheltered by a simple wooden porch which sits within the elbow of the main block and the north projecting ell. To the right of the porch occupying the northwest corner of the building is the octagonal tower, which has three sides on the first and second stories, each containing a 1/1 sash window. The bellcast roof of the tower is set on a denticulated wooden cornice and is clad with painted, pressed metal tiles. Typical of the Queen Anne style, each ell varies in plan and fenestration throughout the building and is irregular and complex. Two outbuildings, a garage and barn, were removed or moved in the mid-20th century.

15. 475-479 Main Street, 1891, Contributing building

This 1891 Queen Anne-style house is stylistically paired with 481 Main Street (#14), which was also designed by Wilson Brothers & Company. It is a 2.5-story building with an irregular cross-gable plan. The house has buff sandstone, quarry-faced, random ashlar walls with some original light pink/gray mortar joints still visible, highly ornamented decorative false half-timbering with stucco infill on the second story and gables, and a red slate roof. The basement story and foundation are of red quartzite with red-tinted mortar. A single, tall, rectangular, corbelled brick chimney extends from the roof between the two east gables of the main block. Most windows have double-hung, 1/1 sash, some topped by decorative stained-glass transoms. The main north block has a projecting gable on the west side of the front (north) façade and a cross-gabled, two-story, 1x1 bay corner block located at the northeast elbow of the plan. The main entrance is recessed within this corner block, the first floor of which has a main front porch comprised by two Syrian arches that create large openings on the north and east sides. As with many of the window lintels, the porch arches consist of contrasting red quartzite and buff limestone. Various ells and bay windows project from the house on the west and east side elevations, and a series of

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wings added in the early to mid-20th century compose the rear (south) elevation. A detached garage was removed by 1950.

16. Allen House, c.1830, 1880s, 461 Main Street, Contributing building

The original house on this location was reportedly built for shipbuilder Henry Boardman circa 1830 in the Greek Revival style. Starting in 1853, the house was occupied by several UVM faculty members and in 1880 it was purchased by alumnus John Johnson Allen, who renovated the house with Queen Anne-style features. His daughter Elizabeth sold the property to UVM in 1936.

Known as the Allen House, the wood-frame house is 2.5 stories and possesses a somewhat irregular, L-shaped plan consisting of a hip-roofed 5x3 bay main block containing the original c. 1830 building, and a gable-roofed rear ell that nearly doubles the size of the house. The house rests on an irregular, coursed ashlar foundation. It is currently clad in painted aluminum siding and has aluminum triple-track storm windows. The roof is clad in asphalt shingles. The north-facing primary façade is largely symmetrical with a centered entry in the middle of the five bays. A small, one-story entry porch with classical Doric columns and a dentilated cornice surround the Queen Anne style entrance, which consists of a paneled wooden door with a multi-light window. Cornice line modillions run along the top of the façade and continue around the entire house. Most of the elevations feature bay windows and dormers. The 2.5-story rear (south) ell is three bays wide on its east elevation; the north bay on the first floor, however, is recessed within an overhang (likely a former porch) which is supported by curved brackets. A long, shed-roof dormer with two sets of double windows runs along the eastern roofline of the ell. A detached, 2-story barn was removed sometime after 1950.

17. Bittersweet House, 1804, c.1880s, 151 South Prospect Street, Contributing building

Bittersweet House (known as “Bittersweet”) was constructed in the first decade of the 19th century to serve as a residence and store for Burlington merchant Ichabod Tuttle. The building housed a variety of professionals and UVM-affiliated students, professors, and Greek life organizations until 1928, and was transferred to the University in 1961. The former residence is composed of a 2.5-story Federal-style brick block built in 1804 and a 1.5-story Queen Anne-style, wood-frame wing added in the late 19th century. The entire building rests on a stone foundation and is capped by a multi-gable slate roof. The main, eaves-front, 3x2 bay brick block of Bittersweet faces east, with regular fenestration and cornice returns on the gable ends. Brickwork on this main block is Flemish bond, with the east and north elevations exhibiting a decorative diaper Flemish bond pattern (currently painted). Centered on the east elevation is the primary entrance, which is sheltered by a small, one-story, gabled entry porch with simple Tuscan columns supporting a full pediment that may date to the early 20th century. The façade also features a projecting bay window capped by an entablature and hipped roof, also likely a later addition. Most of the fenestration on the main block consists of regularly spaced, double-hung 2/2 sash with wood sills and header brick lintels. In the late 19th century, a Queen Anne-style, wood-frame addition was attached to the south and west sides of the main block, adding irregularity to the symmetry of the original Federal style plan. The addition is 1.5 stories and has

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an irregular plan and fenestration, although the window sash generally matches that of the main block (2/2 wood). Significant architectural details include decorative wood shingles in the two south gable peaks, a central band of fish scale slate shingles on each slope of the roofs, and decorative brackets. A single-story, shed-roof porch runs the length of the addition's east elevation sheltering an accessible ramp leading to the secondary entrance.

17a. Bittersweet Garage, c.1935, 151 South Prospect Street, Contributing building

A single-story garage is located to the south of the house, accessed via a driveway extending west from South Prospect Street. Constructed in the 1930s, it has a shallow, gable-front roof with asphalt shingles, it rests on a concrete foundation, and it is clad in novelty siding. The front of the garage consists of three garage bays separated by thin wooden posts. Each bay opens with paired, hinged wooden doors with vertical wooden panels. The tops of the doors have fixed windows with eight rectangular panes of glass.

18. 447 Main Street, c.1860, Contributing building

The house at 447 Main Street was constructed c. 1860, possibly for Mary Constance and/or Lucia Wheeler, the widow and daughter of Rev. John Wheeler, who served as UVM president. It was the first location of what would become known as the Home for Destitute Children, which was incorporated in 1865 with Lucia Wheeler as a founding member and is the origin of the present-day support services organization known as the Howard Center. At the turn of the 20th century, the house became a single-family residence once again, occupied during much of the mid- to late 20th century by UVM faculty member Thomas Sproston and his wife Elizabeth "Betty" Sproston, a *Burlington Free Press* reporter. It presently remains a residence.

The building is a rectangular-shaped, gable-front, 1.5-story brick house resting on a stone foundation with a low-pitched gable roof containing cornice returns. The original, 3x2 bay north block of the building has regular fenestration consisting of slightly recessed double-hung, 6/6 sash windows on the ground floor and in the front-facing gable where there are two windows. All of the windows feature painted wooden sills and lintels. The primary entrance is in the east bay of the north elevation and consists of a paneled wood door with a painted wooden lintel, accessed via a set of stone steps. The large rear gabled addition, which almost doubles the size of the house, is not clearly visible from the street. According to City of Burlington permit records for this property, this two-story addition was built in 1999. It is wood frame with clapboard siding and was partially built over the foundation of a greenhouse that was formerly located at the rear of the house.

18a. Garage/ Carriage Barn, c.1915, Contributing building

Located in the rear yard of 447 Main Street is a wood-frame, 1.5-story, gable-front, former carriage house with raking eaves, which appears to have replaced an earlier outbuilding nearby. The clapboard building has two sliding wooden garage doors which extend across the first story of the north elevation facing the driveway and a paired, 8/12,

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double-hung sash window in the gable above. In 2005, the upper story of this building was converted into an accessory apartment.

19. 433 Main Street, c. 1907, Contributing building

The house at 433 Main Street was designed by local architect Frank Lyman Austin and built as a duplex sometime between 1906 and 1909 by Harry S. Howard. The building is a wood-frame, 2.5-story, Craftsman-style duplex resting on a stone foundation clad with brick. This same brick veneer covers the entire first floor of the building, while the second floor and half story above are clad in wood shingles. The second story walls flare out at their bases and create a slight overhang over the first story which exposes a series of decorative joists. The multi-gabled roof is clad in slate and features rafter tails and curved wooden brackets in the corners of the gables. On the front north-facing façade of the house, two gable-front wings protrude from the main block with a recessed porch centered between them. This single-story, single-bay entry porch has a steeply pitched gable roof with exposed rafter tails and decorative stickwork in the gable peak. Wide, multi-paned sidelights flank the wooden entrance door. Fenestration throughout the house consists primarily of 12/1 double-hung windows featuring splayed brick lintels. The west side elevation has an entry porch recessed in the northwest corner created by the cross gables of wing protruding from the north elevation and the westerly gabled ell. The rear elevations of the building are not visible from the public right-of-way. In the 1970s, the house was renovated by owner and noted architect Marcel Beaudin to incorporate his office and studio; in the 1990s Beaudin converted the building back to a duplex.

19a. Garage, 433 Main Street, c. 1907, Contributing building

A small, one-bay, gable-front wooden garage is located in the rear yard at the southeast corner of the lot. This garage has a large contemporary overhead garage door on its north gable end that faces the driveway.

20. 421 Main Street, c. 1910, Contributing building

This house was built c. 1910 as a single-family home and investment property for local lawyer Harry S. Howard. It is a 2.5-story, eaves-front, 3x2 bay, Colonial Revival-style house resting on an irregular-coursed ashlar stone foundation. The wood-frame building is clad in stretcher bond brick veneer and has a slate roof, boxed cornices, cornice returns and large, exterior brick chimneys on each of the gable ends embedded with decorative brick arches and corbelling. The primary (north) façade is three bays wide and organized around the central entrance, which is sheltered by a porch with a low-pitched gable roof and cornice returns; the underside of the porch has a barrel-vaulted ceiling and the porch is supported by Tuscan columns and Tuscan pilasters. The entrance itself contains a multi-paneled wooden door and is framed by an elliptical fanlight and single-pane sidelights. Windows have wood sills and splayed brick lintels. Two wood basement windows are aligned with the outer window bays. The east side elevation has a second entrance porch sheltered by a low-pitch gable roof supported by squared columns, and a shallow pediment crowns the doorway. Porches also feature on the west side and rear south elevations. A rear extension connects to a one-story, cross-gable addition. A former garage, the

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structure was converted into a studio space and living space in the 1990s. The addition is clad in brick veneer and capped by an asphalt-clad gable roof, with a modern metal door and a set of three, multi-light French doors on its west elevation facing the driveway.

21. Grasse Mount ("Grassmount"), 1804, c.1850, 411 Main Street, Contributing building
Individually listed in the National Register in 1973

Located on a rise above the Summer and Main Streets intersection, Grasse Mount was erected in 1804 by Thaddeus Tuttle, and later served as the residence of Cornelius P. Van Ness, Governor of Vermont from 1823 to 1826. This 2-story, oblong Federal style mansion of brick load-bearing construction has a hip roof, roof balustrade, cupola, and paired interior chimney stacks. An elaborate, 5-bay façade features Ionic pilasters and swag panels. The center door has a fan light and flanking side lights filled with colored glass and is sheltered by a one-story Doric portico with four fluted columns and two pilasters. A similar, but slightly smaller, Doric side-entry porch is located on the center bay of the east elevation. A wood balustrade surmounted with urns extends around the edge of the low hip roof and the center of the roof is crowned by a one-story oblong-shaped columned cupola.

22. 146 South Williams Street ("Counseling and Testing Service"), 1850, Contributing building

Constructed in 1850, 146 South Williams Street is a Greek Revival style, gable-front house that was sold to UVM in 1959. Also known as the Jacobs House, the house consists of the original two-story, three-bay wide, rectangular block ("main block"); a two-story rear extension ("central block"); and an additional one-story rear extension ("rear block"). The main and central blocks are of brick bearing wall construction, while the rear block is of wood frame construction. The brick walls are painted. The main block of the house sits atop a coursed ashlar Redstone foundation. A full entablature surrounds north, west and south elevations of the main block, forming a closed pediment at the west gable. Brick corner pilasters that rise the height of the façade are topped by Tuscan capitals. The primary entrance on the front (west) façade is offset and is surrounded by sidelights framed by square pilasters, paneling, and a classic entablature. It is accessed via a set of granite steps. On the first floor of the north elevation, there is a one-story, shed-roof addition which was probably once a porch which extends across the central block. A stone patio is located within the ell formed by the main block and the north addition.

Extending from the rear (east) elevation of the main block is the slightly smaller central block. The eaves of its gabled roof rise to a point just below the entablature of the main block. The central block is three bays deep with three windows symmetrically spaced on the first and second stories of the south elevation. The north elevation contains three small, hopper windows on the second floor above the one-story addition. The rear block, which extends east from the central block, is of wood frame construction. It is 1.5 stories in height and clad with clapboard and resting on a poured concrete foundation. The peak of the off-center gable roof ends just inside the closed pediment of the first extension. On the south elevation facing Main Street, the roofline extends out to cover a secondary entrance and a single window. Three simple Tuscan columns support the roof and fascia below it.

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23. Wheeler House, 1842, 133 South Prospect Street, Contributing building

In 1840, Reverend John B. Wheeler, president of UVM, commissioned architect Ammi B. Young to design this new residence for his family. It served as a Wheeler family residence and later a UVM dormitory into the mid-20th century, when a group of UVM faculty and associates raised the funds to purchase the house for the University in 1944. The house served as the UVM Infirmary for 30 years beginning in 1944.

Wheeler House is a 2-story, wood frame, brick veneered, Greek Revival style dwelling with a square 3x3 bay main block and rectangular 5x3 gable roofed rear wing. A one-story veranda spans the length of the main block's west elevation. Covered entrance porticos shelter the south and east entrances. The building sits on a rubble stone foundation parged to look like granite. Two chimneys pierce the slate hipped roof on the west and east sides of the square balustrade with turned balusters. Fenestration is regular. All windows are recessed, double-hung, with six-over-six sash and granite sills and hidden iron lintels. Most of these windows are original to the building. On the front (south) façade, a single-story, one-bay-wide Greek Revival style entrance portico frames the center entrance. The portico consists of four fluted Corinthian columns with Tower of the Wind capitals and two pilasters, topped by an entablature. The east elevation of the main block is almost identical to the front south elevation; however, it has a smaller entrance portico with fluted Corinthian columns with Tower of the Wind capitals. Spanning the length of the house, a Gothic Revival style veranda dominates the west elevation of the main block. This deep, single-story veranda sits atop a series of four brick piers and possesses a simple wooden railing and chamfered wooden posts with Gothic bracket detailing.

A five-bay long shallow piazza with simple posts and railings, adorned with diagonal wooden lattice, extends along the west elevation of the rear ell. At the north end of the piazza is the original enclosed outhouse clad with flush boards. The space beneath the rear west piazza is open and an open wood stairway runs down from the elevated deck to the ground level. This stairway was installed in 2012, replacing the deteriorated original stairs. This work was part of a major renovation to the building, which upgraded the ADA-compliant features and restored the house's 19th century appearance.

23a. Wheeler Carriage Barn, c.1875, 133 South Prospect Street, Contributing building

The Wheeler Carriage Barn was constructed in the 1870s as a carriage barn for the Wheeler family. Typical in design of a village carriage barn of that era, it is a 1.5-story, wood frame, L-shape plan with a slated gable roof with raking eaves and cornerboards resting on a rubble redstone foundation with clapboard sheathing. The main block of the building protrudes on the east elevation with a gable front and contains paired multi-paneled doors. Several of the windows have pointed window hood moldings; those on the second story have flat lintels. The north elevation contains three small hopper windows that once lit animal stalls and, above them, two larger boarded over windows that lit the loft. The south elevation features a hayloft door under a centered gable peak that is typical of the Gothic Revival style.

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23b. Wheeler House Archaeological Site (VT-CH-165), Contributing site

The Wheeler House has an associated archaeological site, VT-CH-165. Artifacts identified incidentally on the property as a result of maintenance activities and during systematic archaeological investigations are consistent with the residential occupation of the Wheeler House during the mid-late nineteenth century. These materials, and reports of more localized trash deposits, suggest that potentially significant archaeological deposits likely remain intact on the property that could help inform our understanding of the Wheeler family's use of the property. As such, the archaeological component at Wheeler House is a contributing site within the district.

23c. "Lebenslinie/Lifeline" sculpture, 2002, Non-contributing object due to age

"Lebenslinie/Lifeline" is situated to the east of Wheeler House, in the grassy area between the parking lot and South Prospect Street. German artist Klaus Herbich created the sculpture, which is carved from two blocks of Verde Antique serpentine set in a bed of gray gravel and surrounded by a wooden frame. The entire piece measures 44" x 28" x 4".

24. Englesby House, 1914, 112 South Williams Street, Contributing building

This single-family residence first appears in the 1915 city directory as the residence of Dr. William H. and Maude Englesby. Maude willed the house to UVM upon her death in 1956. It became the residence for the University presidents, and although the building was only used for special functions around the turn of the 21st century, since a 2012 restoration project the house has once again served as the official residence for the UVM president.

This 2.5 story, wood frame, gable roof, brick veneered, symmetrical 5x3 bay Colonial Revival house has parapet ends and interior paired chimneys on the north and south elevations. A rear 2-story, 3x2 bay, ell forms a T-plan with the main block. The house sits on a brick foundation and the roof is clad in slate. Brick water tables divide the basement and first story and first story and second story. A detailed cornice with modillions and dentils returns on the north and south elevations. There is a 1-story, full width, hipped roof covered porch on the north, east, and south elevations; the south porch has been enclosed with floor to ceiling glass. The front (west) façade features a half-round center entrance with small entry portico supported by slender columns and pilasters. A tall frieze band around the portico is topped with modillions similar to those on the main cornice. The portico has been enclosed with glass windows and panels. Most of the windows throughout the house are 6/6 wood frame windows with splayed brick lintels and stone sills, adorned with operable shutters. The center bay of the second story on the west elevation features a Palladian window above the portico topped by a louvered fanlight. Two sets of doors and a window occupy the first floor of the north elevation, opening onto a flat-roofed, single-story porch supported by a brick foundation and slender Corinthian columns. A simple iron railing runs the length and width of the porch.

The hip-roofed rear ell is three bays deep by two bays wide. It sits on a brick foundation and its roof is clad in slate. Its cornice features line modillions and dentils and sits just below the cornice

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of the main block. A brick beltcourse divides the basement and first, and first and second stories. A flat-roofed, one-story porch with simple Doric columns—similar to the house's other porches—extends from the rear elevation.

To the south of Englesby House is a sprawling formal garden that is original to the construction of the house.

24a. Garage, 1914, Contributing building

A 1914, one-story, flat roof, wood frame, brick veneer garage sits at the end of the driveway off College Street. A double overhead door on the north elevation is framed by pilasters with a simple entablature.

25. 439 College Street, 1923, Contributing building

439 College Street was constructed in 1923 as a house for the UVM Alpha Chapter of the fraternity Phi Delta Theta and designed by architect William McLeish Dunbar, an alumnus of the fraternity at Cornell University. After the chapter disbanded in 2011, the building was used by the Alpha Delta Pi sorority before being sold to UVM in 2014. An extensive renovation, completed in 2019, reconfigured the first floor, accommodated an elevator in the former domed entry hall, and removed the library and guest room for construction of a kitchen.

The building is a 2-story, wood-frame, rectangular building resting on a stone foundation with a central, gable-front block and a hipped-roof wing on each side. Local materials were utilized extensively; the entire building is clad in white marble from Proctor, Vermont set in a random ashlar pattern, and the same white marble is used for various trim features throughout. The building's roof is clad in green Vermont slate, and the foundation is random ashlar Redstone from the Burlington area. The building incorporates Neoclassical elements, particularly visible on the primary (north) façade. The façade has a fully articulated, central pediment slightly projecting from the building plane with a circular gable window. A dentilated cornice graces the pediment and continues below the eaves on the other three elevations. A wide frieze band tops the façade of each hipped-roof wing and extends a short distance into the central block to mark the tops of marble, corner pilasters. Each of the first story windows features an elaborate, carved marble surround with fluted pilasters and a Greek key motif carved into the lintel. On the east wing, a recessed entrance is capped by a molded panel, transom light and a narrow pediment resting on squared Corinthian pilasters. Above the pediment is a splayed marble lintel and a carved tablet inscribed with "1848," the date that Phi Delta Theta was founded. On the west wing, the entrance has a second carved tablet inscribed with "1879," the date that the Vermont chapter of Phi Delta Theta was established. At the end of each wing is an arched concrete niche. The east side elevation consists of an arched bay on the first floor with a splayed lintel. The bay is filled in with concrete and inset with a 24-light, wooden casement window with a marble sill. The west side elevation is dominated by two wooden, floor-to-ceiling, 16/16 sash windows that are original to the building.

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26. Peirce-Spaulding House (“Alumni House”), 1895, 109 South Prospect Street, Contributing building

Designed by Burlington architect Zachary Taylor Austin, this house was owned and occupied by prominent businessmen Albert G. Peirce and Frank D. Spaulding and members of their families until 1958, when the building was sold to UVM. It was the last piece of private property fronting the University Green to be acquired by the University.

Constructed in 1895 in the Queen Anne and Colonial Revival styles, this 2.5-story brick veneer house sits on a random ashlar Redstone foundation and has a slate roof and three corbeled chimneys. Typical of Queen Anne style, the house exhibits projecting bays, dormers, and a wraparound porch that disrupt the symmetry and regular plan of the main block. The main portion of the house is a hipped roof block with irregular fenestration. Character-defining features, representative of this period of transition into the Colonial Revival style, include Palladian windows and cornice line swags and dentils. The 1/1 sash windows have splayed brick lintels and marble sills. The main (east) façade features a two-story rounded projecting bay on the left and a two-story rounded turret on the northeast corner. The main entrance is centered on the first story between the projecting bays. A large, one-story flat roof, wraparound porch extends halfway across the north elevation, supported by Tuscan columns atop a simple wooden railing. The rear (west) elevation has an engaged, 2-story, 2x2 bay, hipped roof rear wing. A porch on this wing has a Palladian window with leaded stained-glass overhead. A closed pediment, gable roofed dormer that matches that on the front façade, projects from the attic story, as does a tall corbelled chimney. A wooden balustrade with corner posts topped by finials rests on the square, flat top of the hipped roof.

26a. Carriage Barn, 1895, Contributing building

This 1895 1.5-story, gambrel roof carriage barn sits on an irregular-coursed quarry faced Redstone foundation and has a marble water table, brick veneer walls and an asphalt shingle clad roof. A large cross-gambrel roof dormer rises from the east eaves. A cupola rises from the roof ridgeline. The gambrel gables are clad in shingles with molded cornices. The walls flare out slightly above the first story on the north and south elevations. On the east elevation, the original doors for the carriage barn have been infilled by board and batten siding with a small window and steel pedestrian door. In the second story, a former hayloft door has been converted to a window. Each of the building's elevations feature different window sash of 6/1, 9/1, 8/1 and multiple-paned configurations. On the south elevation is a one-story, gable roof, wood-frame ell. The footprint of this ell generally matches that shown as a wood sheathed structure on the 1906 Sanborn map. The south ell has a shallow pitched roof covered with rolled asphalt roofing. The east elevation of the ell has T-111 plywood siding on the wall and the south gable end of the ell is sheathed with wood clapboards.

27. Waterman Building (“Waterman”), 1941, 85 South Prospect Street, Contributing building

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The 1941 Waterman Building was designed by the renowned New York City architectural firm McKim, Mead and White. The building has undergone extensive interior renovations in some spaces since its completion; however, its exterior appearance has changed little since its construction in 1941.

The building is a very large, 2.5-story, Colonial Revival structure with a hipped slate roof resting on a steel-reinforced concrete foundation faced in granite and marble and clad in Flemish bond brick veneer. It has a rough “H” plan consisting of a principle rectangular, central pavilion flanked by narrow hyphens articulated on the east (primary) elevation, each of which connects perpendicularly to a long and narrow wing. Each wing has a rectangular pavilion roughly center of its long side and gabled pavilions on the east and west sides. On the rear (west) portions of the building, there are 3.5 exposed stories due to the grade of the site which slopes down to the west. On the west elevation, the hyphens are not articulated such that there is just one façade plain which is interrupted by a large and monumental, 3-story, curved, projecting bay emanating from a taller, hipped-roof ell. On either side of this ell is a one-story addition between the ell and the nearest wing.

The building’s design and ornamental features, articulated in painted wood, granite and Vermont marble, are typical of a high-style, Colonial Revival building. The primary entrance on the east façade, set within the central pavilion, is a monumental, two-story, 3-bay wide portico with six marble, Ionic columns standing on a raised granite base accessed by a set of granite steps. The columns support a full pediment with an elaborate relief sculpture depicting the UVM seal with scrollwork and an inscription in the frieze that reads: “CHARLES WINFIELD WATERMAN AND ANNA R. WATERMAN MEMORIAL.” The assembly is capped by a richly decorated balustrade.

The flanking hyphens feature marble sills with splayed brick lintels, and dormers with modest tracery. Each hyphen intersects with the eaves side of a hipped roof, projecting wing, which extends three bays forward. The two east entrances of each projecting wing are symmetrical, standing 2.5-stories high and three bays wide, situated within a slight projection of the façade plane framed by marble quoins, each of which has a full pediment with a centered, oval window with swags below. The wings extend five bays on either side of the central, two-story, five-bay, monumental pavilions, each of which has four, monumental, Ionic marble pilasters. The north elevation of the south wing is almost identical, although it is interrupted by a projecting, one-bay wide, 3.5-story stair tower with a hipped roof built in 2001. The rear of the building is marked by its large, three-story, semi-circular pavilion centered between the two wings and topped by an open deck with a Greek Key-patterned balustrade. Seven two-story windows on the second and third floors, set within flanking brick pilasters, are each separated between the two floors by a marble panel.

28. Lattie F. Coor House, 1908, 2006, 438 College Street, Contributing building

Designed by Burlington architect A.I. Lawrence as a single-family home, this building was acquired by the Burlington Roman Catholic Diocese in 1950 and eventually purchased by UVM in 1997. A rehabilitation of the house completed in 2006 restored the exterior, renovated the

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interior for office use, upgraded the building's energy efficiency, and created an addition on the north side.

The Lattie F. Coor House (formerly the Edward J. Booth House) is a large, high-style, Colonial Revival style brick mansion constructed in 1908. In plan, the house has a 3x3-bay, 2.5-story, hip-roofed main block with a 2x2-bay east ell and a 2-story, 3x3-bay, hip-roofed north addition constructed in 2006. The wood-frame house has stretcher bond brick veneer with tinted mortar. The house rests on a rusticated ashlar Redstone foundation topped by a granite belt course. Above the basement windows projects a molded, buff terracotta water table which wraps around the entire house. The buff glazed terracotta trim is used for ornamental features throughout the house including the windowsills and keystones above the windows. The slate-covered hipped roof has wide overhanging eaves with plain, rectangular mutules atop a simple, molded frieze board. A painted wooden balustrade surrounds a flat section at the top of the hipped roof of the main block, and a series of dormers and chimneys penetrate the roof. The primary (south) façade has a central entrance flanked by large window openings with elliptical heads, containing a Palladian window with glazed spandrels. The entrance porch is supported by a set of three Tuscan columns standing on raised pedestals and a single Tuscan column on each side flanking the entrance; other Classical details include a cornice with moldings and mutules, a low balustrade, and wood pilasters. A transom, sidelights, and terracotta molding surround the doorway. The west side and rear (north) elevations feature porches styled similarly as the front entrance porch.

The east ell is recessed one bay behind the plane of the main block's east facade. A long porte-cochere runs along the south elevation of the ell as a side porch and extends far enough beyond the east end to allow a driveway to pass beneath. This porte-cochere was constructed in 2006 as a replica of the original. The ell's porch has a wooden floor supported by brick piers and Classical details of the porte-cochere are similar to those of the primary entrance. The 2006 addition extends north from the western half of the north elevation. Designed to be compatible in scale, but distinct in style, this two-story addition starts with a hyphen set on a red brick foundation and a precast concrete water table and expands into a 3x3-bay, red brick block with a matching cast concrete water table and a painted cornice beneath its hipped roof. The entrance is sheltered by a porch that wraps around the northeast corner; this porch is contemporary but designed with reference to the original porches.

28a. Carriage Barn, 1908, 440 College Street, Contributing building

Deeply set back in the rear yard of 438 College Street is 440 College Street, a former carriage barn and garage for the main house that was renovated into offices in 2004. The building was designed and built at the same time as the main house in 1908. The building is 1.5 stories and has a T-shaped plan. On the front (south) elevation, the three-bay, gambrel-front central section projects slightly and is flanked on either side by cross gabled ells. The rear (north) elevation has the same gambrel-front middle section, although it is flush with the façade. Reflecting the Colonial Revival style, the wood-framed building is covered with a red brick veneer and is trimmed with deep wooden roof cornices with returns and widely spaced brackets beneath the horizontal soffits. The roof

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and its dormers are covered in slate with copper at the valleys and eaves. The foundation is of local Redstone. Windows throughout have painted wood sills and splayed brick lintels.

29. Sigma Phi House, 1903, 420 College Street, Contributing building

Designed by architect Marcus T. Reynolds of Albany, NY, this was the first purpose-built fraternity house at UVM and still serves as the chapter house. Sigma Phi House is a 1903 Neoclassical, 2-story, 5x2 bay, gambrel roof house on a raised marble foundation, clad in brick Flemish bond with marble quoins and sills. A full-height gable- pedimented portico is centered on the south façade, and interior end chimneys are on the east and west sides. The pedimented gable spans three bays, and projects slightly from the front façade. A dentillated cornice with egg and dart molding and modillions runs the width of the facades and returns on the east and west elevations. The south façade contains the main entrance under the dominant gable pedimented portico. The pediment is supported by four columns with Corinthian capitals beneath a wide, plain frieze with metal letters spelling "Sigma Phi." The entry surround includes fluted pilasters and dentillated cornice and a marble arch outlines a fanlight. The symmetrical south façade includes paired four-pane glass doors beneath a three light glass transom on the outer bays, both with flat, gauged-arch marble lintels and marble sills. These doors open to small cast iron balconies. On the rear (north) elevation, additions mark each corner, including an open porch supported by square Doric columns and a one-story brick addition. Windows throughout the building tend to be double-hung 6/1 sash, with oval windows in the attic story, and dormers contain 6/1 sash or glazed doors that access a metal fire escape.

30. Booth House, 1900, 1926, 86 South Williams Street, Contributing building

This single-family house was designed by an unknown architect and named for its longest-term occupant, businessman John E. Booth. UVM purchased the house from the Booth estate in 1970, followed with an extensive interior renovation to create offices. The Booth House is a c. 1900, 2.5-story, 5x2 bay, pedimented gable roof, eaves front Colonial Revival style, wood-framed, clapboard house with a porte-cochere to the left (north) and a one-story addition adding three bays to the right (south). The house sits on a Redstone foundation and has a slate clad roof with a southern exterior, corbelled brick end chimney and a central corbelled interior chimney on the roof ridgeline. The main entrance is on the west façade through a central doorway under a circa 1920 porch, which expands the full length of the front facade, including the porte-cochere and addition to the right (south). The one-story porch roof is supported by slender Tuscan columns, in groups of one, two and three, with balustrades of turned balusters between each grouping. The porch extends to include a porte-cochere. Windows primarily consist of double-hung, 6/6 sash. A central, pedimented gable dormer is adorned with modillions and contains a lunette. The rear (east) elevation contains a projecting 2.5-story, 3x2 bay, perpendicular addition, which creates a T-plan with the main block of the house, and the cornice with modillions continues from the main block of the house, with returns on the east elevation. The enclosed porch seen on the front façade wraps south around to the rear (east). A one-story, full width porch supported by Tuscan columns extends across the rear addition and has been enclosed above on the second story. The cornice also extends across the gable end in the north side elevation of the main block, forming a

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full pediment with a Palladian window. A one-story bay addition (c. 1926) projects from this elevation as well.

30a. Garage, c.1926, Contributing building

The c.1926 garage is set back on the north side of the house, at the end of the driveway. The garage is a 1-story, hipped slate roof, wood frame, 1x2 bay structure, clad in wide reveal wood siding and sitting on a concrete foundation. The metal overhead garage door is a replacement metal door. The south, east, and north elevations have 6/6 wood windows with matching wood storm windows. A brick chimney rises from the slope of the east elevation.

31. 70 South Williams Street, 1861, Contributing building

Although it is unknown exactly who the first resident of this house was, it is shown on an 1862 atlas map and spent much of its early history in the long-term ownership of two families - hardware dealer Albert Strong and his family, and Colonel Edward Henry Powell and his descendants. In 1940, UVM purchased the house and has used it for academic departments up to the present day.

The c.1861 Greek Revival house is a 2-story, wood frame, brick veneered structure with 3x2 bays, set on a raised redstone foundation with a shallow hipped roof clad in asphalt shingles. A 1.5-story rear ell extends from the east elevation, ending in a one-story wood addition, and a prominent c.1900, 2-story, 1x1 bay brick-clad side ell extends from the south elevation. A one-story, hipped roof front porch extends across the main block façade; the north side beyond the porch roof creates a porte-cochere. A simple overhanging cornice wraps the entire building. The walls are of dark red brick laid in a common bond with wood trim.

On the symmetrical west façade, the central entrance is framed by pilasters, sidelights, and a four-paned transom. Otherwise, decorative features on the façade are minimal, consisting primarily of splayed brick lintels over 6/6 wood sash windows. A hipped roof caps the porch, which is supported by four wooden posts across the main façade and two pilasters. Paired posts support each end of the porte-cochere. A bay window and picture window light the north side elevation of the main block. Attached to the south side elevation is the c.1900 ell, which utilizes the cornice and roof of the main block and a similar brick veneer. The brick 3-bay rear ell on the west elevation appears to be original while its 3-bay wood frame gabled extension is a later addition.

32. 34 South Williams Street, 1926, Contributing building

Constructed in 1926, this house was occupied by several owners and tenants until the late 20th century, when it became home to the UVM Dean of Students. The University purchased the building outright in 1988 and it currently houses The Women's Center. The Colonial Revival style house has 2.5 stories, 3x3 bays, with a hipped pyramidal, slate clad roof, brick veneered walls, and it rests on a raised concrete foundation. A 1.5-story wing with a steep shed roof

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extends from the south elevation; this wing is flush with the front (west) façade. A full-width hipped roof overhang shelters the first story of the façade and is supported by large brackets on either end. A central, 1-story projecting vestibule bay with a gable roof broken pedimented entrance breaks the hipped roof overhang. A semicircular fanlight is above the front door. Windows are all 6/6 wood windows with metal storms and wood sills, set individually and in multiples. On the north and south side elevations shed roof dormers with slate clad walls and paired windows breaks the roof slope. The rear (east) elevation has a one-story, shed roof, enclosed porch with seven bays. The north side of the porch is infilled with T-111 siding, while the south side has two 2/2 windows.

32a. Garage, 1926, Contributing building

A one-story, hipped pyramidal roofed, 1x3 bay garage is located behind the house to the southeast, facing north. Like the house, the wood-frame building is clad in brick. The garage opening is two bays wide on the north elevation, though it has only one overhead door.

33. 28 South Williams Street, 1924, Contributing building

This building was completed in 1925 and almost immediately served as a boarding house into the 1960s. Since that time, the multi-use building has housed medical offices and residential units. The house is a square plan, 2.5-story, eaves front gable roof building on a raised concrete foundation with brick veneered wood frame walls, constructed in the Colonial Revival style. All of the windows are double-hung, 6/1 sash with brick header sills and flat splayed arch lintels. The west façade is symmetrical and features a central entrance portico with Tuscan columns and a plain entablature. Above, a full-width continuous shed dormer with aluminum siding stretches across the roof. Behind the main block of the house is a 2-story, shed-roofed addition clad in vinyl siding. The rear elevation of the building has been largely modified to accommodate the building's current use as a medical office, with a wheelchair ramp and external wood egress porches.

34. Taft School, 1938, 14 South Williams Street, Contributing building

The Taft School was built in 1938, funded by a bequest of Elihu B. Taft and a Public Works Administration (PWA) grant. It was designed by local architect and builder Frank Lyman Austin who designed a number of municipal and institutional buildings throughout the state. After the elementary school closed in 1980 it served multiple community uses and in 2014 UVM negotiated a long-term lease of the building from the Burlington School District. A campaign of renovations followed to bring the building up to code, enhance its accessibility, and perform exterior deferred maintenance. The upgrades were designed by Scott & Partners Architecture and the building was renamed as the Michele and Martin Cohen Hall for the Integrative Arts after its benefactors.

The school is a large, 2.5-story, 17x1 bay, gable-roofed, rectangular plan, Colonial Revival style brick building featuring large parapet gable ends with large double brick chimneys. Two

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additional sets of double chimneys are symmetrically spaced on the slate-clad roof. The brick-veneered building sits on a raised concrete foundation. The plan consists of a simple rectangular block with two, one-story blocks centered on the rear elevation. Fenestration is regular and most windows consist of large, double-hung, 12/12 sash with granite sills. Significant details consistent with the architectural style include corner brick quoins on the main block and central projecting bay, cornice line modillions, a wide fascia board running below the cornice line on all elevations, and a monumental entrance portico on the front façade.

The central nine bays of the west façade form a slightly-projecting pavilion, marked by corner quoins. Centered within this pavilion is the full-height, 3-bay pedimented portico, supported by Corinthian, Tower of the Winds columns which are capped by a wide entablature with “ELIHU B TAFT” lettering. The pediment is framed by a modillioned cornice and decorated with a wood starburst pattern in the tympanum. Paired doors are surrounded by a wide molding which extends around a tall transom; the entrance is further accented on the second story by a wrought iron Juliet balcony. Windows are single and paired with splayed brick lintels and concrete keystones. Inset concrete, brick, or painted panels appear in each bay between the first and second stories. The north side elevation features a two-story secondary entrance with Classical detailing flanked by large decorative brickwork panels. The south elevation generally lacks decorative detail, but both elevations feature an oculus window in the parapet gable. A pavilion is centered on the rear east elevation but is dominated by two, one-story, rectangular block, brick-veneered, flat-roofed extensions that step down from the height of the main block.

35. 415 Pearl Street, c. 1815, Contributing building

This early-19th century house has been rented to boarders since the 1920s, several of which have been UVM students and interns. Sanborn maps show a variety of alterations made throughout the 20th century, but major alterations occurred more than 50 years ago and retain significance in their own right. These include the removal and subsequent reconstruction of a rear porch, the removal of a rear ell, and the brief appearance of a one-story detached outbuilding.

The house is a 1.5-story, gable roof, slate clad, eaves front, 5x2 bay, wood frame residence sitting on a raised concrete-covered foundation with a central chimney. The main block is a rectangular plan with two rear additions. The entrance is centrally located in a projecting, gable roof, bay on the north façade. An arched, louvered vent with an arched wood surround is set in the gable peak of the projecting bay. The eaves overhang slightly and there are cornerboards on the main block. Windows are 2/2 replacement sash in simple wood frames. The southwest addition is 1-story wood frame shed roof structure clad in clapboard and T-111 siding, which the southeast addition is a 1.5-story gable roof wood frame block.

35a. Garage, c.1920s, Contributing building

A one-story hipped roof, wood-frame, 2x1 bay garage is set behind the house. The building is clad in novelty siding and the roof is clad in asphalt shingles and has exposed rafters beneath the eaves. On the north façade are a sliding wood door and an overhead wood garage door.

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36. Moore-Woodbury House, 1813, c.1870, 416 Pearl Street, Contributing building

The house was constructed in 1813 by George Moore, a local merchant and principal in the Burlington Woolen Company. It was deeded to his son, and later in the 19th century was owned by Urban A. Woodbury, future Mayor of Burlington, and Lieutenant Governor and Governor of Vermont. Over his several decades in the house, Woodbury was reported to have updated it. Since 1936, the building has been in the Handy family, who converted the house into rental units and still lease it to apartment tenants. Although the property has several additional rental houses, these buildings have Handy Court addresses and are located outside the boundary of the district.

The 2.5 story, wood frame, brick veneer, hipped roof rectangular plan, 5x3 bay house sits on a granite foundation with a large rear ell and two-story west side veranda. It generally reflects Italianate and late 19th century features, likely reflecting modernization by the Woodbury family. The central projecting entrance bay on the south façade is topped by an arched broken pediment; the recessed double leaf entrance is sheltered by a large scrolled bracketed hood which serves as a balconette for the second story door. An oculus window appears in the attic story which is capped by a projecting pediment supported by scrolled brackets. Throughout the building's main block first and second stories, windows are primarily 1/1 wood with aluminum storms or 1/1 vinyl replacement sash. All windows have flat stone lintels and sills. A 2-story porch spans the length of the west side elevation of the main block, supported by plain and turned posts, some with ornate Queen Anne-style details. On the south rear elevation, an ell echoes the main block as a 2.5-story, 4x2 bay, wood frame, brick veneer structure with a stone foundation and hipped roof. The house has had several alterations, including the construction of additions, a front veranda, and a porch. A raised flat platform in the center of the roof likely marks the former location of a cupola. Hood molds and other details around the door seem to be later applications, and the roof overhang exhibits apparent changes to the roof contour. Despite these alterations, the building retains an early-19th century feel with late-19th century details.

37. Lambda Iota House ("Lambda Iota Fraternity House"), 1913, 440 Pearl Street, Contributing building

This Colonial Revival style building, designed by Boston firm Newhall & Blevins, was purpose-built for the Lambda Iota fraternity and still houses the fraternity's successor organization, the Kappa Rho chapter of the Pi Kappa Phi. The building is a 2.5-story, gable roof, 7x2 bay house with paired parapet-end double chimneys and a full width, 2-story colonnaded portico under the principal roof line. Eight Doric columns support the porch roof. A simple cornice and frieze wrap around the entire building. The building is built into a slight hill and sits on a raised Redstone foundation, visible on the sides and rear. Centered on the south façade is the main entrance where a 5-light transom, fluted Ionic pilasters, an entablature with dentils, and cornice frame the doorway. Three segmental arch pedimented dormers are spaced evenly on the south slope of the roof. The parapet chimneys dominate the east and west side elevations and break the pedimented gable ends. On the first story, the side elevations have a 1-story hipped roof portico with a roof supported by paired Doric columns and pilasters. Above, central windows are framed by sidelights, Doric pilasters and fanlights, fronted by a Juliet balcony. On either side of the chimney are quarter round windows and the wall beneath the eaves in the pediment are filled

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with stone. The north (rear) elevation generally matches the front elevation other than the central bay, which is a projecting 2-story 5-sided bay.

A series of renovations have been made to the building but have not altered its characteristic features. The building was rehabilitated following a 1928 fire that destroyed the northern portion of the house. In 1954, repairs were undertaken of the chimneys and windows, the interior was replastered, and fixtures and wiring were updated. In 2011, the floor plan of the third floor was adapted with new bedrooms and bathrooms, safety systems were updated, ADA entrances were added to the rear elevation, and two of the front columns were replaced with fiberglass versions.

38. Bishop DeGoesbriand Hospital – Old Hall (“Baird Institute Center for Disorders of Communication – Bishop DeGoesbriand Hospital”), 1922, 1 South Prospect Street, Contributing building

Wings: St. Joseph’s Pavilion (1942); Clinical Addition (1962); Rehabilitation Center (1958); Arnold Pavilion (1960); Boiler House (1959)

The Bishop DeGoesbriand Memorial Hospital – formally known today as 1 South Prospect Street – is part of the UVM Medical Center. The building occupies the entire city block along Pearl Street between South Prospect Street and South Williams Street with its six interconnected building units, constructed at different periods. The hospital and its wings are generally laid out with an “H” footprint, with the original Old Hall forming the east vertical stem overlooking South Prospect Street; St. Joseph’s Pavilion forming the bar; and the west stem formed by the Rehabilitation Center and Arnold Pavilion. The Clinical Addition is tucked into the northern L created by the Old Hall and St. Joseph’s Pavilion, and the Boiler Building is appended to the rear of the Arnold Pavilion. Since the hospital opened, it has always accommodated UVM students, but the partnership wasn’t made official until the 1940s. In 1977, UVM purchased the DeGoesbriand Unit, and today UVM owns the entire hospital.

Designed in the Institutional Gothic Revival style and completed in 1925, the original building formally known as Old Hall is the easternmost block of the hospital complex. Old Hall is a 4-story, 19x4 bay building resting on a concrete foundation with a buff brick veneer and a flat roof with parapet. The building’s plan consists of a rectangular block with a central entrance pavilion on the east façade flanked by two, two-bay wide, square pavilions on each end of the façade marked by quoins, decorative concrete finials and wide concrete belt courses on the ground floor. Ornamentation on the building facades include decorative cast concrete detailing in the sills; a belt course below the ground floor; strips that resemble quoins on each corner of the building and pavilions; and pointed finials at the top of the building projecting from the parapet. Fenestration is regular with 1/1, double-hung sash windows with brick lintels. At the top of the central entrance pavilion, the brick parapet contains the Vermont State coat-of-arms with a large stone cross. Above the north pavilion in the parapet is the DeGoesbriand family coat-of-arms, and above the south pavilion in the parapet is the coat-of-arms of Bishop Joseph John Rice. On each of the north and south side elevations there is a full-height bay window with a paired window at center flanked by single windows.

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On the rear west elevation of Old Hall is a hyphen connecting to St. Joseph's Pavilion, completed in 1948. This large, 7-story wing is a long rectangular block constructed of concrete blocks clad in buff brick. A 6-story, 3-bay wide projection is located on the north and south elevations, and the main entrance to St. Joseph's Pavilion is through a modern, glass pavilion centrally located on the south elevation. The wing has regular fenestration that is occasionally interrupted based on the floor plan, and the building generally lacks decorative elements except for a 2-story former chapel on the north elevation which features cast stone belt courses, quoins, finial, and coat-of-arms echoing the design of Old Hall.

The Rehabilitation Center is a 5-story, International Style, glass curtain wall wing designed in 1958 by local architect Julian Goodrich. The curtain walls consist of a grid of green glass spandrel panels and clear glass windows set within a painted steel framework. The top story possesses an additional band of glass spandrel panels above the windows. Windows are divided into three, horizontally oriented, rectangular panes. The bottom panes slide open to provide ventilation. The north elevation consists of a flat, light colored brick wall with a stair tower, masked by a concave curved wall sheathed in the same brick.

The 1960 Arnold Pavilion is connected via an 8-story brick tower to the south end of the Rehabilitation Center and the west end of St. Joseph's Pavilion; each are served by separate stair towers that form part of this connecting tower. Originally constructed as 3 stories, the later addition of 3 more stories makes the Arnold Pavilion the largest wing of the hospital. It is clad in light-colored brick and fenestration is regular with evenly spaced, tripartite windows across the east elevation and nine sets of four side-by-side windows across the west elevation. The ground floor of the east elevation contains the primary entrance with a broadly overhanging, flat roof supported by wide brick half-walls; originally a canopy protected the driveway.

Extending from the rear west elevation of the Arnold Pavilion is the Boiler Building, a one-story, flat-roofed utilitarian structure built in 1959. It is clad in buff brick like the other wings. Entrances and windows are located on the south elevation; those that are original have tripartite hopper windows and original fenestration has header bond brick lintels. A metal stack rises from the western end and a one-story, utilitarian addition with corrugated metal sides attaches to the south elevation.

The Clinical Addition is a 2-story flat-roofed, buff-brick addition constructed in 1962 in the corner formed by Old Hall and St. Joseph's Pavilion, protruding just beyond the north side elevation of the former.

38a. Guard House, c.1980s, 1 South Prospect Street, Non-Contributing building due to age

This small building is located at the end of a driveway leading west off South Prospect Street into the hospital parking lot and serves as a parking attendant's booth. It is a rectangular brick building with a standing seam metal, hipped roof and set atop a concrete base.

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39. Benedict House (“Sociology Building”), 1804, 31 South Prospect Street, Contributing building

This Federal style residence was home to several locally influential men and their families, most notably George Wyllys Benedict, a Medical College faculty member and University trustee whose family stayed in the house for over a century before it was acquired by UVM in 1934. The building has been used by the University as student housing, administrative offices, and department headquarters complete with classrooms and offices.

The house is a 2.5-story, gable roof, eaves front, wood frame, rectangular plan, 5x2 bay structure on a raised redstone foundation with an exterior end chimney and clad in vinyl siding. The original 5x2 bay main block has multiple additions surrounding the original block on three sides, forming a somewhat irregular plan. Windows throughout the building are generally 6/6 replacement sash. The east façade exhibits the strict symmetry of the Federal style, with a central entrance portico capped by a pedimented gable. A 2-story, 1x1 addition mostly obscures the south side elevation of the main block sits on a concrete foundation. The second story of the addition is an enclosed porch with vinyl casement windows and Doric columns at the southwest and southeast corners supporting the plain entablature and flat roof. A 2-story, 3x1 bay, hipped roof wing with 1-story hipped roof front porch is attached to the north elevation of the main block.

Multiple additions extend from the rear west elevation of the main block, which has a partially exposed basement level. A 2-story shed roof addition spans the length of the main block, with a 2-sided bay window in the corner. A 2-story addition was constructed to the west of the full width addition; combined these two additions form an L-shape, and yet another 1-story flat roof addition was constructed within the corner formed by the L.

40. Nicholson House (“Math Building”), 1804, c.1895, 41-43 South Prospect Street, Contributing building

After serving as a single-family home for much of the 19th century, this Federal era residence was purchased as an income property by Albert Richardson in 1893, who converted the building into a duplex and updated the design with Queen Anne style details. UVM acquired the building in 1913 and has used it for faculty housing, department offices, student housing, and administrative offices. In 2016, a rehabilitation of the building restored its exterior, exposing historic cladding, repairing and replacing chimneys and windows, repairing the slate roof, insulating the walls, and adding ADA accessibility.

This duplex is a gable roof, eaves front Federal style building that has been updated with Queen Anne projecting bays, porches, and details. A large rear 2.5 story, wood frame, slate roof, gable front addition intersects at the ridge line of the main block. The entire building sits on a Redstone foundation and has a slate covered roof. Windows are primarily 1/1 double hung sash. An ornate, 1-story, Queen Anne-style entrance porch sheltering the two front doors spans the east façade between two projecting full-height bays, with spindlework overhead supported by pierced brackets. A similar, smaller porch tops the first-story porch, ending in a gable pediment. The

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entrance bays are flanked by 2-story, projecting 3-sided bays with wavy clapboard siding. At the top, the pedimented gables are supported by decorative brackets and contain carved plaques with egg, swag, and garland patterns.

The north and south side elevations share similar features including return cornices, scalloped shingles in the attic story, and cornerboards. On the south elevation, the clapboards were heavily deteriorated and replaced by cement board siding. The large rear ell addition is nearly as wide as the main block is long, covering nearly the entire rear west elevation of the main block and extending west. The west end of the addition includes a 1-story, shed roof enclosed porch with turned posts. Most noticeably, a balcony projects from the gable peak with a scalloped gable, curved balusters, and a sweeping porch support beneath.

41. John Dewey Hall, 1904, 2 Colchester Avenue, Contributing building

John Dewey Hall was constructed in 1904 as the new Medical College building on the site of UVM's previous Medical College building that burned in 1903. It was designed by Burlington native Walter Ross Baumes Willcox, one of the only professionally trained architects in Burlington at the time, who utilized fireproof construction techniques. The medical administrative offices moved into the Waterman Building in 1941; although that freed up some space in the Medical College, a new facility was required by the 1960s. Upon construction of the Medical Science Center, the Psychology Department moved into the building and after extensive interior renovations, the building was rededicated as John Dewey Hall in 1969.

Dewey Hall is a large, 3-story, rectangular, 15x7 bay, brick block constructed in the Neo-Classical style. Decorative elements on the building are executed in glazed terracotta, much of which is concealed by a thin cementitious coating that was applied at a later date. The building sits on a high raised brick foundation with granite water table and features American bond brick walls and a flat roof concealed by the attic story. The symmetrical south façade is dominated by a projecting, full-height portico occupying the center three bays; the rest of the façade is organized vertically into paired bays separated by full-height Doric brick pilasters with glazed terracotta bases and capitals. The portico is supported by two monumental, fluted, Ionic columns of terracotta glazed to look like granite, set on terracotta block bases and supporting a full entablature. Recessed into the building face above the cornice is a terra cotta plaque that identifies the building as the UVM College of Medicine. All windows on the building are 9/2 sash, resting on terracotta sills and nearly all capped by splayed brick lintels. Two glazed terracotta belt courses, above the basement level and the architrave, are present on each elevation, as are the full-height brick pilasters seen on the south façade. The cornice, which also appears on each elevation, is plain but is accented with terracotta dentils; as of 2020 the cornice is covered in fabric wrap until deterioration can be addressed. Atop the roof sits a quasi-parapet that stretches the full length of the roof. On the rear west elevation, a central entrance at the basement level has a brick segmental arch with glazed terracotta trim inlaid in the wall above the doors.

42. Col. Stephen Pearl House ("2 Colchester Avenue"), 1789, 12 Colchester Avenue (address changed in 1999), Contributing building

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Reportedly the oldest frame house in Burlington, the home served as a single-family residence until the 1890s, when it was used as a boarding house. By 1920, the State of Vermont was using the building as offices for various medical agencies. A number of state agencies and services cycled through the building, and by 1956 the building was used as the UVM Medical Building Annex. After subsequently housing a variety of UVM medical services, in 2006 the building became home to administrative University offices.

Built in 1789, this building is typical of Vermont rural homes from the late-18th and early-19th centuries. The various alterations reveal an evolutionary history, with a major renovation occurring c.1890 to transform the house into the Colonial Revival style. The 2-story main block of the house has a large, 6x2-bay, rectangular plan with a rubble-stone foundation and clapboard siding with simple wood corner boards. The low-pitched hipped roof has a long ridgeline and is clad in asphalt shingles. The south façade is asymmetrical, with the entrance placed west of center and a raised covered porch extending east across most of the first story, likely dating to the turn of the 20th century. The porch has wood Tuscan-style columns supporting a half-hipped roof. A shed roof dormer containing a tripartite window with 2/2 wood sash extends down from the roof's ridgeline on the south side of the roof. The east and west side elevations have two bays on each floor with 2/2 wood sash windows matching those on the primary façade and gabled dormers with replacement windows. A flat-roofed, two-story ell extends from the north rear elevation, with a slight parapet continuing the cornice of the main block. Although the ell displays the same 2/2 window sash as the rest of the buildings, the bays are generally not aligned and glazed entrances with an ADA accessibility ramp have been added.

43. Henry Lord House, 1904, 16 Colchester Avenue, Contributing building

This building was constructed by Nichols and Parker in 1904 as The Heights, a boarding house owned by Henry M. Lord, a janitor at Billings Library. The house remained as such until 1911 when the Graduate Nurses' Association purchased the property, and the Graduate Nurses' Home stayed until the late 1970s. UVM academic departments and programs began to use the house in the 1980s, and in 2019 UVM moved its Campus Planning Services into the building.

The Henry Lord House is a large, 2.5 story, wood frame, Queen Anne style house constructed ca. 1904. The plan is somewhat irregular with a gable-roofed main block, a prominent turret on the main façade, cross gables that project on both sides, numerous Queen Anne style porches, and two rear additions. Porches with turned wooden posts and decorative brackets are present on the first and second stories of the front façade and the first, second, and third stories on the east elevation. The original portion of the house and one of the rear additions sit on an irregular coursed ashlar redstone foundation. The northwest addition sits on a cast concrete block foundation. Two brick chimneys rise from the slopes of the gable roof. All windows are double-hung, 1/1 wood sash, with metal storms.

The south façade is dominated by a 3-story, 3-sided turret with a conical roof at the west end. On the first story, a wraparound porch extends from the turret to the east elevation of the house, supported by turned posts and scrolled brackets. The main entrance is centered on the façade,

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and a second-story porch runs the length of the façade above. The west side elevation has a large 3-story projecting bay that echoes the façade turret. On the east elevation the first-story wraparound front porch continues from the south facade until it reaches a 3-story, gable-roofed, cross-gable wing. The first story of the cross-gable projects beyond the main block, supporting covered porches on the second and third stories. Hipped- and flat-roofed dormers light the third story on the side elevations. The north rear elevation of the house possesses cornice returns and two additions - a 2-story, hipped-roofed addition on an irregular ashlar foundation and a 1-story, flat-roofed addition on a concrete block foundation.

44. Burbank Homestead and Blacksmith Shop Archaeological Site, c.1822, Contributing site

Archival evidence for this site on Main Street, VT-CH-678, indicates that it was occupied from 1822 to 1891 by members of a single family. Joseph Burbank, a blacksmith, purchased the half-acre lot in March of 1822 and immediately got local architect and surveyor John Johnson to draw up plans for a new frame house. This house was located on the eastern side of its lot and was a 1.5-story structure about 24 x 22 ft in plan to which a one-story approximately 35 x 20 rear ell was added, possibly ca. 1843-1853. In addition to the house, Joseph Burbank had his blacksmith shop and a barn on this property. The blacksmith shop, which was located on the western side of the lot, was probably operational up to ca. 1860, but appears to have been abandoned or removed at about this time. In 1891, Joseph Burbank's children sold the property to the City of Burlington, which wanted to enlarge its water reservoir facility. Archaeological excavations conducted by the Archaeology Consulting Team between 1995 and 1996 revealed well-preserved intact fieldstone foundations related to both the house and blacksmith shop below a substantial capping fill and recovered over 18,800 artifacts. The artifacts were consistent with the period of occupation indicated by the documentary records. Of particular interest, however, was the recovery of forge-related artifacts including spent fuels, ore, pig iron, iron rods and bars and 'slag skulls' in the area of the blacksmith shop. Based on the archaeological investigations conducted at the site in the 1990s, this site is a significant, contributing property within the district.

45. Barnes-Buckham Archaeological Site, c.1802, Contributing site

This archaeological site, VT-CH-684 is on Main Street. The first of two early residential structures built on this site was constructed by Aziel Barnes, a carpenter, in ca. 1802. Later in 1802 Aziel Barnes sold the property "with dwelling house, barn, and other outhouses thereon" to Sylvester Russell, who owned it until ca. 1808-1815. It appears that when the property was later owned by Amos Blodgett from 1824 to 1847, a second house was built on it. The footprints of the two houses were shown on the 1830 map of Burlington drawn by Ammi B. Young, and on an 1843 sketch map of the University Green drawn by Edwin Johnson. The historic maps further suggest that when the property was owned by the Rev. James Buckham from 1862 to 1886 one of the old houses was removed (possibly 1862-1869). In 1889, UVM alumnus, John H. Converse, purchased the property in order to completely redevelop it. An as-yet unconfirmed account indicates that a Greek Revival style dwelling with a fully pedimented front gable was moved from this property to 110 North Prospect Street around this time. In 1890, John Converse conveyed the property to UVM along with two new houses, the two existing structures (#14 &

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#15), which he had built as a gift to provide housing for University faculty. In 1995, the Archaeology Consulting Team, Inc. conducted a preliminary archaeological investigation of the site as part of the regulatory review of the Burlington Main Street Upgrade Project pursuant to Section 106 of the National Historic Preservation Act. The subsurface testing included a total seven test pits and resulted in the recovery of approximately 200 artifacts. The excavations encountered a series of historically disturbed soil layers, with the lowest one yielding at least some early to mid-19th century artifacts. Given the early initial settlement date of this property and the presence of soil horizons datable to the 1800s this site is considered a potentially significant property within the district.

46. Hurlburt-Moore Farmstead Archaeological Site, c.1810, Contributing site

A documented archaeological site, VT-CH-676, is located on the University Green. Historic documents indicate that this site was owned by Luther Moore from 1810 to ca. 1830 and included at least a small house, a wood-house, a barn, and a well. The buildings were most likely removed and the foundation/cellars filled in and/or capped in the early to mid-1830s as the UVM Green took on its present boundaries and appearance. Archaeological excavations and monitoring undertaken in this area by the Archaeology Consulting Team between 1995 and 1998 revealed the location of two foundations made of fist sized cobbles and a 10 ft deep stone lined well. The location of the two foundations appear to correspond to buildings shown on Ammi B. Young's 1830 map of Burlington. This map shows a rectangular area surrounding the two structures separate from the adjacent "College Common." According to the archaeological site report, a total of 425 artifacts were recovered from this site. While the majority of the artifacts were structural in nature, such as brick fragments, nails, pieces of mortar, and window glass sherds, roughly a quarter of the assemblage consisted of animal bones and ceramics. The ceramic assemblage was dominated by pearlware and redware and is generally consistent with a residential occupation in the early 1800s. Other artifacts recovered included glass vessel fragments, pieces of kaolin tobacco pipes, a French gunflint, and a lead printing press character. Based on the archaeological investigations conducted at this site in the 1990s, it is a significant, contributing property within the district.

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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

Archaeology

Community Planning & Development

Education

Landscape Architecture

Social History

Period of Significance

1789 – 1970

Significant Dates

1789

1791

1804

1825

1828

1865

1867

1883

1922

1925

1941

1970

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Euro-American

Architect/Builder

Andrews, Jacques & Rantoul

Austin, Zachary Taylor

Buckham, C.W.

Dunbar, William McLeish

Goodrich, Julian

Johnson, John

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Lawrence, A.L.
Linsley, Daniel C.
Maginnis & Walsh
McKim, Mead & White
Moore, George
Newhall & Blevins
Newton, Louis Sheldon
Perigo, John
Randall, Jacques Rousseau
Richardson, Albert
Richardson, Henry Hobson
Shepley, Bulfinch, Richardson & Abbott
Smith Alvarez Sienkiewicz
Spear & Thayer
Spear Brothers
White, Henry Keith
Wilder, William Robb
Willcox, Walter R.B.
Wilson Brothers & Company
Young, Ammi Burnham

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 University Green Historic District is significant at the state level under Criterion A (Event), Criterion C (Design/Construction) and Criterion D (Information Potential). Related to these criteria, the historic district is associated with six Areas of Significance which are summarized below and then detailed in the historical narrative. This nomination serves to replace the 1975 nomination with more detailed explanations and documentation of the Criteria and Areas of Significance under which the University Green Historic District is eligible for listing. It also includes two minor boundary adjustments: one on the south edge of the district to include two outbuildings (HD #18a and #19a), and one on the east edge of the district to include two additions on the rear of Old Mill (HD #7) that were not present in 1975: Lafayette Hall (1995) and the Old Mill Annex (1998). This adjustment recognizes current interpretations that do not allow a boundary to pass through a portion of a building.

The University Green Historic District contains a diverse yet visually cohesive array of building types, sites, structures and objects. The historic district encompasses UVM's central campus and University Green, around which are situated some of the most architecturally distinctive buildings not only in Burlington but in the State of Vermont. These buildings and structures represent UVM's critical role in the development of the City of Burlington in the eighteenth and nineteenth centuries, as well as the University's impact on the development of higher learning in the State of Vermont. Buildings and structures within the historic district that were not originally

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built by UVM have either directly influenced Burlington's growth, or are strong architectural examples of the types of buildings constructed throughout Burlington as the City expanded in the nineteenth and twentieth centuries. All of these historic buildings are locally significant and some even have statewide significance. The Period of Significance for the University Green Historic District is 1789-1970. 1789 is the date that oldest building in the historic district was constructed, the Col. Stephen Pearl House (#42). 1970 is the date that the last private residence in the historic district was acquired by UVM within the historic era (50 years ago).

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

Criterion A: Event

Under Criterion A, the historic district's most prevailing Area of Significance is **Education**. This Area of Significance connects UVM to the important role that higher education played in the development of communities and in the academic training of individuals who would make important intellectual and practical contributions to society. The 1777 Vermont Constitution called for one grammar school or academy to be established in each county and one University to be established in the new state as the "crown of the state's future educational system of town common schools and county grammar schools."⁴ By the time Vermont achieved statehood in 1791, the same year that UVM was chartered, Vermont had a well-developed system of common schools under local control that were established in town districts, as well as state-mandated county grammar schools. Sometimes referred to as Academies or Seminaries, these grammar schools were typically the highest form of a student's education, although some became colleges as higher education in the state grew out of UVM's establishment in 1791. For example, the Rutland County Grammar School (chartered in 1787) eventually became Castleton College in 1867 (today known as Castleton University). Middlebury Academy shared a building with the nascent Middlebury College in the first quarter of the nineteenth century.

Burlington was selected as the municipality for the establishment of UVM by a 1789 act of the legislature, and the University was developed at a prominent location on the highpoint in Burlington overlooking the nascent town and Lake Champlain. Significantly, the 1791 UVM charter was the first in the nation to say that there would be no preference given to religious sect or denomination.⁵ It was the fifth college chartered in New England after Harvard University (1636), Yale University (1701), Brown University (1764), and Dartmouth College (1769), all of which had a religious mission to train clergy and religious leaders in their respective commonwealths or states. The result of UVM's non-denominational status prompted the founding of Middlebury College in 1800 by Calvinists who believed that higher education should provide religious instruction and train ministers.⁶ UVM's education, on the contrary, was decidedly secular; early on, it focused on natural sciences based on mathematics and communication based on Classics.⁷

⁴ T.D. Seymour Bassett, "Origins of UVM, 1791-1833," 10

⁵ Michael Sherman, Gene Session, and PI Jeffrey Potash, *Freedom and Unity: A History of Vermont*. (Barre, VT: Vermont Historical Society, 2004), 148.

⁶ Michael Sherman, Gene Session, and PI Jeffrey Potash, *Freedom and Unity: A History of Vermont*, 179-80.

⁷ T.D. Seymour Bassett, "Origins of UVM, 1791-1833," 13.

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UVM's progressive tendencies include its early non-denominational status, its acceptance of female students in 1871, and, in 1877, being the first university in the nation to admit a black student into the prestigious Phi Beta Kappa Society. UVM has had a profound effect on education in Vermont. For example, UVM has developed specialized colleges that have had an impact on agriculture and healthcare in the state of Vermont. The UVM Agricultural Department, Agriculture Experiment Station, and Extension Service - established after the Morrill Act of 1862 prompted UVM to encompass the newly established State Agricultural College - had statewide influence in the realm of agriculture. Students enrolled in these programs were trained in modern agricultural practices and faculty and students engaged in statewide research and experimental studies through the Experiment Station. The Extension program operated throughout the state and offered specialized training to current and prospective farmers in all topics of agriculture. Two buildings within the historic district, Pomeroy Hall (#13) and Morrill Hall (#11), housed these three programs. The UVM Medical College, one of the most important and prestigious departments within UVM, has been the leading institution of its kind in Vermont since it was founded over 200 years ago in 1804. The original Medical College building was the second separate building constructed at UVM in 1829. Two buildings in the historic district, Pomeroy Hall (#13) and, later, John Dewey Hall (#41), were built to house the Medical College.

Community Planning and Development is a rich context within the historic district with several connections to the history and development of Burlington and UVM. The University Green (#1) was developed in around 1800 as a central common within one of Burlington's oldest neighborhoods at the top of the hill. Oriented in a north-south manner, its siting was influenced by the topography of the area as it occupies a relatively level terrace on an east-west sloping hill. The green functioned in a similar way to the typical New England town green or common, which always occupied a central location in a town and accommodated a variety of public functions which included militia training, outdoor religious activities, community gatherings, and livestock collection. There are varying accounts as to when and by whom the land for the green was set aside as a park which suggest that its creation was a joint effort between private landowners and those involved with the establishment of UVM. In 1799, Daniel Sanders, the first president of UVM, began clearing land around his newly constructed house in 1799, formerly located where Ira Allen Chapel (#3) is today. Stephen Pearl, who lived on the north end of the green in the Col. Stephen Pearl House (#42), owned the north portion of the green and advocated that it "be left open to the public as an addition to the college green." Ira Allen, beginning in 1801, encouraged the UVM Trustees to preserve the open space for use as the college green.

The University Green is associated with the broader development of New England college campus planning during late-eighteenth and early-nineteenth century which typically involved a central "college common" or "college green." Harvard, Yale, Dartmouth, Brown, and Middlebury campuses grew with academic and dormitory buildings situated adjacent to the central green. While some colleges such as Brown University developed a quadrangle plan, whereby a green space was surrounded by buildings on all sides, other colleges created a more linear plan. For example, Yale established "Old Brick Row" in 1792, considered to be the first formal campus plan in the United States with buildings lined along one side of a green (not in a

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quadrangle fashion). Old Brick Row influenced the linear design of many college campus plans and may have inspired the layout of UVM's linear "University Row" and Middlebury College's "Old Stone Row." University Row was intentionally created to situate the college buildings at the top of the hill above the green, symbolizing the importance of higher learning. This linear plan was also necessitated by the University Green's (#1) north-south orientation and the topographic nature of the area.

Community Planning and Development is also associated with the rehabilitation of University Green (#1) in the 1830s and 1870s. In the 1830s, the State of Vermont advocated for the preservation of the green as a public park and ordered that all privately owned structures be removed from the park. This move was successful, although by the 1870s, the condition of the park had deteriorated. President Matthew Buckham, understanding that the University did not own the park, persuaded the City to establish a Parks Commission to improve the three City-owned or managed parks: City Park, Battery Park and College Park. This represents the first parks planning effort by the City of Burlington, incidentally occurring during an era when picturesque park planning was being promoted throughout the country, inspired by the work of landscape architects such as Andrew Jackson Downing and Frederick Law Olmstead.

Finally, **Community Planning and Development** is associated with the Main Street Pump House (#12) and Reservoirs' (#s 12a and 12b) critical contribution to the growth of Burlington and UVM after the existing waterworks system was deemed insufficient to meet the needs of the growing City and UVM campus. Built in 1867 and expanded with a second reservoir in 1888, these resources enabled the UVM campus to expand in the late-nineteenth century without placing too much burden on the City's waterworks. The pump house and reservoirs were placed at the top of the hill in Burlington in order to exploit the natural topography to deliver water to the campus and surrounding neighborhoods of Burlington. In addition to allowing for the expansion of UVM, the pump house and reservoirs allowed for the subdivision of larger properties into building lots in the nearby hill section of Burlington, a neighborhood which saw rapid development in the late-nineteenth century.

Social History is an Area of Significance within the historic district relating to the admittance of women at UVM in the early-1870s. This theme is significant because, when the UVM Trustees voted overwhelmingly in favor of admitting women in August 1871, they were the first East Coast University governing body to do so. In 1872, the first two women enrolled, Lida Mason and Ellen Hamilton. They were admitted into the Phi Beta Kappa Society, making UVM the first American university to offer this prestigious opportunity to women. Until the mid-nineteenth century, women in the United States were relegated to education in Female Seminaries or Female Academies. These academies prepared women for careers in teaching and missionary work and continued to educate women through the nineteenth century. The second half of the nineteenth century, however, saw the growth of separate women's colleges which offered expanded, higher educational opportunities for women. Early women's colleges in the northeast included Vassar College (chartered 1861), Wellesley College (chartered 1870), Smith College (chartered 1871), Bryn Mawr College (chartered 1885), Mount Holyoke College (chartered 1888), Barnard College (chartered 1889), and Radcliff College at Harvard (chartered 1894). While this trend to educate women was accepted and touted in the late-nineteenth century as a

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way to create more “equality” between the sexes, the reality was that this segregation was intended to preserve the all-male status of elite universities. UVM first accepted women students during this era of increased female participation in higher education. However, it was probably less of a feminist act and more of a way to save the University because during and immediately after the Civil War, the viability of the UVM was in question due to declining male enrollment.

Enrollment of women steadily grew throughout the nineteenth century so that by 1892, there were enough women needing University housing that Grasse Mount (#23) was purchased by UVM and converted into a women’s dormitory. Until 1921 when the former Redstone estate was purchased by UVM and developed as the “women’s campus,” women were educated alongside men, although they were still treated as second-class students in comparison to male students. By 1909, UVM followed the national trend of separating women into their own educational tracks with the establishment of the Home Economics program in Morrill Hall (#12). This program and several others (including Teaching and Nurse Training) provided women with realms in which they could assert themselves academically without the pressures of learning alongside their male counterparts, although this drew women away from engaging in other academic studies offered by UVM at the time such as engineering, science, and Classical studies (philosophy, literature, etc.).

Social History is also associated with the establishment of The Home for Destitute Children, founded in the historic district in the small cottage at 447 Main Street (#18). While the Home had to move from this location within a year because it grew so quickly, the fact that the organization was founded in the historic district is significant because it has since grown into the Howard Center which is the state’s largest agency providing mental health services in Vermont. The founding of the Home is an example of the trend of wealthy and educated women in the late-nineteenth century founding charitable organizations to combat poverty.

Criterion C: Design/Construction

Under Criterion C, the historic district is significant within the areas of **Architecture** and **Landscape Architecture**. Buildings in the historic district embody distinctive characteristics of a wide range of architectural styles from various eras. The district contains early-nineteenth century federal houses, some of which were renovated in the late-nineteenth century with Queen Anne details (a common trend during that period), as well as Greek Revival, Italianate, Richardsonian Romanesque, High Victorian Gothic, Queen Anne, Craftsman and Colonial Revival examples. Most of the buildings in the historic district are higher style cases, with several vernacular buildings mixed in. Several buildings were designed by master architects with national renown including Billings Library (#5) by Henry Hobson Richardson, Waterman Building (#27) and Ira Allen Chapel (#2) by McKim, Mead & White, and Wheeler House (#23) by Ammi B. Young.

Several factors account for the prevalence of high-style architecture on the UVM campus. As Burlington’s population grew beginning in the 1860s through the mid-twentieth century, so too did UVM. In order to continue to attract students and faculty, UVM filled the growing campus with impressive buildings that would portray the University as modern and successful. This is

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particularly true of the era during Matthew Buckham's presidency (1871 – 1910), during which time seven significant buildings were constructed, correlating with Burlington's economic prosperity and growth in the late-nineteenth century. The late-nineteenth century also saw the emergence of UVM donors who funded the construction of many campus buildings. Billings Library (#5), Williams Science Hall (#6), Ira Allen Chapel (#2), and Waterman Building (#27) are examples of buildings that were funded by UVM graduates who commemorated their success and their legacy with large, architect-designed buildings.

Within the area of **Landscape Architecture**, the historic district is significant for the presence of University Green which has presented as a planned landscape since it was established around 1800. The University Green (also called the College Green or College Common) was a central location for one of Burlington's earliest settlements at the top of the hill, and it is related to the broader tradition of the New England Town Common or Town Green. Historically, it functioned in a similar way to these greens or commons, which typically occupied a central location in a town and accommodated a variety of public functions which included militia training, outdoor religious activities, community gatherings, and livestock collection. The University Green also relates to the broader development of college campuses in the United States during late-eighteenth and early-nineteenth century. Harvard, William and Mary, the University of Virginia, Yale, Princeton, and Middlebury developed plans for their campuses during this era that placed buildings either surrounding or on one side of a college green. While some colleges such as the University of Virginia developed a quadrangle plan, whereby a green space was surrounded by academic buildings on all sides, other colleges created a more linear plan. For example, Yale established "Old Brick Row" in 1792, considered the first attempt at a campus plan in the United States. With buildings lined along one side of a green, Old Brick Row influenced the design of many college campuses in relation to the college green. This plan may have inspired the layout of UVM's "University Row."

By the 1830s, the Green transitioned from open space dotted with buildings on the north and south ends to a more designed landscape as the buildings were removed, the ground graded, trees planted, and fencing and gateways erected along the perimeter. In the 1870s, further improvements were made to the green including the addition of pathways, a fountain and a sculpture after UVM president Matthew Buckham had successfully encouraged the City of Burlington to establish a Parks Commission that would oversee the maintenance and improvements to the City's three public parks. The establishment of the Parks Commission and the refurbishment of the green occurred during a time when picturesque parks and cemeteries were being developed throughout the country, inspired by the work of landscape designers such as Andrew Jackson Downing and Frederick Law Olmstead. Landscape plans were drawn in the 1920s for additional maintenance and tree planting and, over the course of the twentieth century, the University Green was redesigned and refurbished several times.

Criterion D: Information Potential

Archaeological resources contribute to the district under Criterion D for their potential to yield data that enhances the understanding of the early historic settlement of Burlington, Vermont, and the establishment and early history of the University. Archaeological properties contributing to

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the district represent rare examples of late eighteenth and early to mid-nineteenth century sites where information is preserved that is not replicated in written records. These sites have the potential to inform our reconstruction of the domestic practices and daily lives of both non-elite and elite members of society ranging from farmers (Hurlburt-Moore) to blacksmiths (Burbank) to ministers and University presidents (Wheeler). These properties also hold potential to further our understanding of the local, regional and international economic systems that early Burlingtonians participated in as well as the transformation of a portion of an early New England town and its landscape into the core of a public University. In addition to the recorded archaeological sites, the district includes untapped archaeological potential in archaeologically sensitive areas that have been identified in association with numerous contributing standing structures. Furthermore, the district also contains areas, including the Green itself, that are sensitive for the presence of pre-Contact Native American sites based on their association with post-glacial landscapes known to have attracted early human settlement during the Paleoindian period, ca. 12,500 B.P.

Historical Narrative

1791 – 1824: Establishment of UVM and University Green

The land that now makes up the University Green and the surrounding historic district includes part of a 50-acre property that was given to UVM by Ira Allen in 1792, just a year after Ira Allen had lobbied for UVM to be located in Burlington. Ira Allen (1751-1814), brother of the American Revolutionary War hero Ethan Allen, was a major landowner, developer, and significant historical figure in the early history of Vermont and the settlement of Burlington.

Pre-Revolutionary War, Ira Allen and his Onion River Land Company surveyed and purchased 77,000 acres of land along the Onion River (known as the Winooski River today) near Lake Champlain.⁸ Allen and his partners in the land company were already keenly aware that this area along the Winooski River near Lake Champlain was ideal for trade, transportation and industry. By the mid-1770s, Ira Allen had established an outpost at the Great Falls of the Onion River, about one mile east of the historic district, as the center of his landholding operations. This location allowed him to build a sawmill and a grist mill that were essential components of the region's early development. By the mid-1770s, Allen had begun purchasing and reselling 50-acre and 103-acre tracts of land along the Onion River to settlers mainly from southern New England. By this point, he had emerged as a leading figure in the Vermont Republic's government, serving as the first Treasurer from 1778 to 1786 and the first Surveyor General of Vermont from 1779 to 1787.⁹

By around 1774, Ira Allen focused his attention west and began surveying and buying tracts of land in Burlington. So rampant was his purchase of land that, by 1775, he owned upwards of 70 percent of the land that would become Burlington.¹⁰ During the Revolutionary War, settlement in the area completely stopped, and many early settlers fled the area due to war activity along

⁸Vincent E. Feeney, *Burlington: A History of Vermont's Queen City*, 12.

⁹ T.D. Seymour Bassett, "The Origins of UVM, 1791-1833: Overview." In Robert V. Daniels, *The University of Vermont: The First 200 Years*, 10.

¹⁰ Feeney, *Burlington: A History of Vermont's Queen City*, 14.

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Lake Champlain. But after the War the settlers returned and began purchasing building lots in Burlington from Allen. Almost immediately, the well-worn path between the Onion River mills and Burlington Bay, along present-day Colchester Avenue and Pearl Street, had become a proper road between the Winooski mills and the Burlington waterfront. In 1791, the year of the first census, Burlington's population was 383 people living in 50 households.¹¹

Ira Allen began to face financial difficulty by 1789. When his brother Ethan died that year, Ira Allen had to assume the company's debt as the last remaining partner in the land company. While he owned so much valuable land – much of which was purchased on credit – he could not find buyers and thus was “land rich and cash poor.” In order to find more buyers for his land and appease his creditors, he fervently promoted Burlington. It is under these circumstances that Ira Allen was instrumental in the founding of UVM.

Beginning in 1789, Allen leveraged his various positions in the state government to lobby for a University to be built in Burlington. The Vermont Constitution of 1777 had called for one University to be established in the new state as the “crown of the state's future educational system of town common schools and county grammar schools.”¹² Ira's intense focus to have Burlington host Vermont's University was in part motivated by his need to attract more growth to Burlington which would help himself out of his financial hole. That said, Ira's recognition that Burlington had the potential to be a leading municipality in the region, in large part due to its prime location along an increasingly well-trafficked waterway, determined the course of history and ultimately made his lobbying efforts successful. Ira even went so far as to pledge £4,000 for the establishment of the University if it were to be located in Burlington and he secured several other pledges to bring this total subscription to £5,643.¹³ In a bill to charter the state's sole University on November 2, 1791, the location of Burlington received 89 votes from the state legislature, well ahead of the rest of the field (Rutland came in second with only 24 votes).¹⁴

Despite Ira's generosity and enthusiasm for Burlington's University, his reputation as the founding father of the University was almost immediately compromised. The £4,000 he had pledged to its establishment never materialized, which factored in the almost 10-year delay from when the University was chartered to when it would open. In addition, the title on the 50-acres of land which Ira reportedly “gave” to the University was disputed, and the University had to pay Silas Hathaway of St. Albans, Vermont \$500 for the same lot in 1799.¹⁵ For over 125 years, Ira Allen's involvement in the founding of UVM was all but ignored.

There are varying accounts as to when and by whom the land for University Green (#1) would be set aside as a park, although this likely occurred around 1800 or at the same time the Daniel Sanders, the first president of UVM, began clearing land around the newly-constructed president's house in 1799. In 1801, Ira Allen, one of ten University Trustees appointed by the Legislature in 1791, published the following statement in the local newspaper which read:

¹¹ *Ibid*, 17.

¹² T.D. Seymour Bassett, “Origins of UVM, 1791-1833,” 10

¹³ Robert A. Mello, *Moses Robinson and the Founding of Vermont*. (Barre, VT: Vermont Historical Society, 2014), 257

¹⁴ Robert A. Mello, *Moses Robinson and the Founding of Vermont*, 6.

¹⁵ Burlington Town Land Records, Vol. 5, p. 365.

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"Gentlemen, I have observed that you are about to erect buildings on lands that have been appropriated for a public green to contribute both to the convenience, elegance and use of the University of Vermont...Permit me to state the facts. When the Corporation of said University struck the stake, for the lands and public buildings, it was agreed to reserve a convenient Door-Yard in front of said buildings, that the remaining public lands to the west should be appropriated to the use of a Green."¹⁶

The Trustees of the University heeded Allen's request and confirmed that the land to the west of the college buildings be protected as a common green.

Col. Stephen Pearl, an early Burlington landowner with a home and farm on the north side of Colchester Avenue opposite the north end of the University Green, was also involved in the green's establishment and protection. The northern end of University Green was once part of Lot #22, a 103-acre lot acquired by Col. Stephen Pearl in 1794. After failing in business in southern Vermont, Pearl moved to Burlington ca. 1794 by way of Grand Isle and lived on Lot #22 in a house located at the head of Pearl Street.¹⁷ At least a portion of this house survives today as 12 Colchester Avenue (#42).

Beginning around 1801 and continuing to about 1814, Stephen Pearl routinely indicated, both in statements made and in descriptions for land that he sold in the area south of his house, that his land north of the College Lot between modern University Place and South Prospect Streets was "to be left open to the public as an addition to the college green."¹⁸ Pearl allowed this area to be "cleared and made smooth by the voluntary labor of students and other individuals" between 1801 and 1805 and at one point, this work was "aided . . . by a [public] contribution for digging out the stumps."¹⁹ Pearl also made no protest in 1807 when the town "selectmen laid a road six rods wide upon the west side of the tract in question (now South Prospect Street), and another of the same width on the east side (now University Place; formerly High Street)," both of which were subsequently left "open and unobstructed."²⁰ Allen's and Pearl's advocacy for a common green in front of the University represents an early step in the young settlement's **Community Planning and Development**.

With the establishment of University Green, alternately referred to as the College Green in early accounts and maps, the University was able to define its location, despite struggling to find the funds to open its doors to students. The early Trustees included many prominent Vermonters who lived far from Burlington, which in part accounted for why it took almost a decade to open the University from when it was first chartered. Only two of the first 10 Trustees, Ira Allen and Samuel Hitchcock, lived in the Burlington area.²¹ These Trustees had the difficult task of raising funds for the University at a time when there were few people or resources in this region of Vermont. \$2,000 in aid finally came from citizens of Burlington, and the Trustees were able to build a house for the President and hire Rev. Daniel Sanders of Vergennes to serve as the first

¹⁶ *Vermont Centinel* June 18, 1801.

¹⁷ William S. Rann, Ed. *History of Chittenden County, Vermont*. New York: D. Mason & Co., 1886, 399.

¹⁸ Anonymous, *Reports of Cases Argued and Determined in the Supreme Court of the State of Vermont*, Volume III. (St. Albans, VT: J. Spooner, 1832), 531-532.

¹⁹ Anonymous, *Reports of Cases Argued and Determined in the Supreme Court of the State of Vermont*, Volume III, 530.

²⁰ *Ibid.*, 532

²¹ T.D. Seymour Bassett, "Origins of UVM, 1791-1833," 10

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President of the University in 1799.²² By 1801, the Trustees petitioned the state legislature for the expansion of its powers needed to operate the school. A 12-person legislative committee led by former governor Moses Robinson investigated the request and ultimately granted the Trustees the additional authorities they needed to successfully run the University.²³



In 1799, Rev. Sanders (1766-1850) moved into his frame house with 50 acres of land that sat just north of the College Lot, facing the College Green on its northern end, in the approximate location where Williams Science Hall (#6) sits today. In 1800, the University's first class of four students were taught entirely by Sanders in his home where the students also boarded. This class graduated in 1804, the year that the first college building was undergoing construction.

In 1806, the first college building was finally constructed facing west towards the College

Green at the enormous cost of \$25,458 (see Figure 1 at left).²⁴ This building was the predecessor to Old Mill (#7), built on the same location as this first building. Known simply as the College Building, the Federal-style edifice was designed by Burlington builder and surveyor John Johnson and was a rectangular brick structure that contained a chapel, seven large public rooms, 46 rooms for students, a chemical laboratory, a medical hall, and instruments such as globes, telescopes, and a planetarium.²⁵ In order to help fund the building and equipment, the University sold off most of its 50 acres of land and by 1810, the building stood on just a small lot on the College Green.²⁶ Despite the decrease in land, the fledgling University continued to grow; in 1807 the University seal was created and adopted, and additional professors were hired to augment Daniels' teaching, the first significant thread of the historic district's history that connects to the Area of Significance of **Education**. This growth was seen throughout Daniels' tenure as President from 1800 to 1814.

In this period, the northern part of the Green was occasionally used for large public celebrations associated with Barnard's tavern, which was located at the southwest corner of Pearl and South Prospect Streets. These included a Fourth of July party in 1809 and a Fourth of July gathering in 1813 which was attended by officers of the army and navy who had been stationed in Burlington during the War of 1812.²⁷ During this period, thousands of troops had been sent to Burlington to create a northern defensive outpost on Lake Champlain at Battery Park. Unfortunately, the military's presence in Burlington would expand in a way that negatively impacted the University. In 1814, the College Building was seized by the government to be used as an army

²² T.D. Seymour Bassett, "Origins of UVM, 1791-1833," 11

²³ Minutes of the Governor's Council, October 30 and November 10, 1802, reprinted at *Governor and Council*, 349, 361-2.

²⁴ T.D. Seymour Bassett, "Origins of UVM, 1791-1833," 12.

²⁵ Mary Jo Llewellyn and Thomas Visser. "Old Mill." *The University of Vermont Campus Treasures*. Electronic Document: <http://www.uvm.edu/campus/oldmill/oldmillhistory.html> (accessed April 2020).

²⁶ Trustees statement to the Legislature, 20 October 1810, in Sanders's handwriting, in Vermont State Papers, Vermont State Archives, vol. 67 p. 19. Printed in T.D. Bassett, "Origins of UVM, 1791-1833," 12.

²⁷ *Vermont Centinel* July 7, 1809 and July 9, 1813

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barracks during the War of 1812. As a result, the college was forced to shut down, Sanders was removed from his Presidency, and the students were dismissed and moved to other universities.

By the fall semester of 1815, the war was over, the troops had left, and the College Building underwent extensive renovations so that the University could re-admit students. The University embarked on a “marketing” campaign in the local newspaper, the *Burlington Gazette*, in the late-summer and early-fall 1815 to advertise its superior facility which had reopened. For example, the “college edifice” was described as having been “thoroughly repaired, and in excellent condition for the reception of Students” with “neat and commodious apartments for the students,” cheap tuition and board, and sitting on an “elegant and salubrious site.”²⁸ Another announcement in the *Burlington Gazette* implies the health benefits of the University’s location, stating:

“...the college edifice has an elevated situation, commanding in every direction an extensive prospect, charming to the eye; as it has, beyond what is common, at least, in this part of the country, a pure air, and is planted in an absorbent soil, it is, in their opinion, favorable to the health of the Students.”²⁹

The settlement around University Green, within the historic district, expanded in the early-nineteenth century with high-style and vernacular Federal buildings. This Federal period settlement connects the historic district to the theme and **Architecture**. By 1816, there was a cluster of buildings on the north side of the green at the intersection of Pearl Street and S. Prospect Street in addition to the c.1790 Col. Stephen Pearl House (#42), as well as some buildings scattered along the south and west sides of the College Green. Built for members of Burlington’s developing merchant class, almost all of these buildings are all currently owned and occupied by UVM for department offices and classroom space. Bittersweet House (#17) at 151 S. Prospect Street was built in 1804 as a store and residence for Ichabod Tuttle, Jr. who moved to Burlington from Cheshire, VT. On the west side of University Green, the Benedict House (#39) at 31 S. Prospect Street and the Nicholson House (#40), on the west side of University Green, were likewise built in 1804 by Joseph Miller and Ebenezer Flagg, respectively, with the Benedict House also likely designed by John Johnson. 415 Pearl Street (#35), a small, wood-frame cottage, was built in 1815 near the cluster of homes at the top of Pearl Street. And in 1813, the Moore-Woodbury House (#36) across the street at 416 Pearl Street was constructed for George Moore, a local merchant who operated a store on the lot adjacent to the east where the Lambda Iota House (#37) is located today. Once a Federal style house, it was purchased in 1885 by Urban A. Woodbury, who would become the Governor of Vermont from 1894-1896. By the time Woodbury had purchased the house, it had been converted into the Italianate style appearance of today. Woodbury regularly entertained distinguished visitors at his house, including three American presidents: William McKinley in 1897, Theodore Roosevelt in 1902 and William H. Taft in 1909.³⁰

²⁸*Burlington Gazette*, September 28, 1815.

²⁹*Burlington Gazette*, November 3, 1815.

³⁰Chittenden County Historical Society. Look Around Burlington Vermont. (Burlington, VT: Heritage Pamphlet Series, 1972), 5.

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Grasse Mount (#21) was built in 1804 for prominent local merchant Thaddeus Tuttle. It is considered by some to be “the most conceptually sophisticated extant example of Federal domestic **architecture** in Vermont,” constructed to the design of local builder John Johnson, although it was physically transformed in the mid-nineteenth century and early-twentieth century.³¹ Its high style architecture and prominent location on the Main Street hill in between downtown Burlington and the University, surrounded by large, landscaped grounds, attracted a prominent succession of residents. In 1824, Tuttle met some financial difficulty and sold the mansion to Cornelius Van Ness, then the eighth governor of Vermont serving his second term. In 1825 Van Ness entertained at Grasse Mount the Marquis de Lafayette, the prominent French general in the American Revolutionary War, after the Lafayette laid the cornerstone of UVM’s South College building. The extravagant open house was afterwards talked about for years and the Lafayette Statue (#1a) at the north end of the University Green commemorates the visit. Governor Van Ness was also an ambassador to Spain from 1829 to 1840. During his long absence, the house was occupied by banker and diplomat Heman Allen, a nephew of Ira Allen. Records indicate that Heman’s wife named the house “Grasse Mount” to honor a friend of General Lafayette, the Count de Grass, a rear admiral of the French Navy who defeated the British fleet in the Chesapeake Bay in 1781 as it was trying to reach General Cornwallis at Yorktown.³²

By the 1810s, several new buildings had been constructed on the College Green, contrary to views articulated by Ira Allen and Col. Stephen Pearl a decade earlier. On the north end, Pearl had apparently changed his mind about donating his land destined to become the north part of the present green. On November 12, 1814, he sold a parcel on the green to Giles T. Chittenden and Archibald W. Hyde for \$200.³³ Then, on July 4, 1816, Col. Pearl sold a second, 1.2-acre parcel of land on the north portion of the present green for \$300 to Cornelius P. Van Ness.³⁴ Just prior to purchasing the land, Chittenden & Hyde had built a store on the site (see Figure 2 at right).

However, beginning around ca.1830, the State of Vermont took the lead in evicting the occupants at the north end of the modern Green, an early example of the State being involved in the **Community Planning and Development** of Burlington. At the time, there were reportedly two or three



Figure 2: Detail of a July 1, 1816 Survey by John Johnson.

³¹Glen Andres and Curtis B. Johnson. *Buildings of Vermont*, 257.

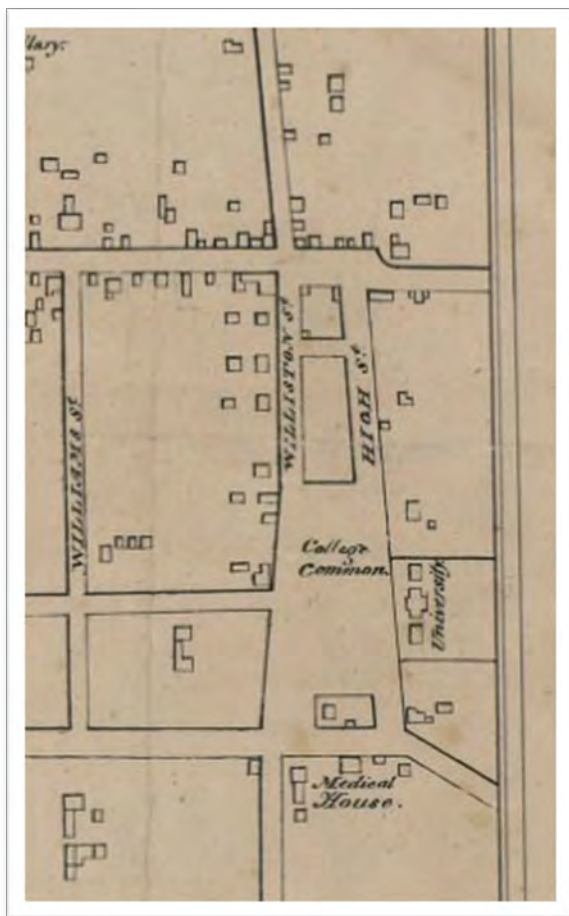
³²John Gittlesohn, “At Grasse Mount: A Picture of the Past Rediscovered,” *Burlington Free Press*, August 14, 1985.

³³Burlington Town Land Records Vol. 5, p.150

³⁴Burlington Town Land Records, Vol, 5, p. 421

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dwelling houses in addition to the store. By January of 1831, the State's case for the removal of these structures from the north end of the Green had reached the Vermont Supreme Court.³⁵ The state argued that even though no deed had been given to the University or the State for this land and despite the fact that no officially memorialized declaration had been made by Pearl, the land still belonged to the people of the state based on the concept of a "dedication to the public." As evidence that Pearl had intended to leave this place open to the public, the State pointed to many casual statements made by Pearl regarding the land, the express language Pearl used in several deeds, the fact that he allowed others to clear and grade the land, and the fact that he did not protest the construction and use of public roads through the property.³⁶ The high court ultimately sided with the State, concluding that "the act of throwing open the property to the public use without any other formality, is sufficient to establish the fact of dedication to the public."³⁷



The south end of University Green was also privately developed in the early-nineteenth century. In 1810, Daniel Hulburt sold a 1/3-acre parcel of his 103-acre lot to Luther Moore of Burlington for \$150, a parcel that was on the south line of the College Lot (#112).³⁸ Luther Moore (1787-1861) was a saddle, harness and trunk maker who owned additional property in Burlington including a brick house and store at the northeast corner of Pearl Street and N. Prospect Street that would become his primary residence.³⁹ In 1821 and again in 1828, Luther Moore placed advertisements in local newspapers announcing his intention to sell the parcel which, by 1828, contained the "small house, wood-house and barn situated on the College Green with a garden."⁴⁰ These structures can be seen at left on Ammi B. Young's 1830 *Plan of Burlington village*. However, as with the north end of the green, it appears that the structures were removed in the 1830s, considering that the structures do not appear on John Johnson's 1843 *Map of land in Burlington, College Lot No. 112*.

In 1824, disaster struck when a spark on the floor of the College Building erupted into

³⁵Anonymous 1832:530

³⁶Anonymous 1832:530

³⁷Anonymous 1832:530-535

³⁸Burlington Town Land Records Vol 4, p.99.

³⁹Rann, *History of Chittenden County, Vermont*, 412.

⁴⁰ *Burlington Weekly Free Press*, March 28, 1828.

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flames which ultimately destroyed the building on May 27, 1824.⁴¹ No lives were lost, and a significant amount of materials, library books, scientific and medical apparatuses and student belongings were rescued from the building. The president of the University at the time, Rev. Daniel Haskel, abruptly left Burlington out of shock and Rev. Willard Preston stepped in as the University's new president to aid in the reconstruction of the College Building.

1825 – 1871 Gradual Growth of UVM and Burlington

Within two months of the fire, the University had already raised \$8,000 from citizens of Burlington for the erection of a new college edifice.⁴² By February 1825, designs for two of the three planned new buildings were in place, suggesting that funding may have necessitated that the University use a phased approach for the construction of the new facility. The University hired Reed, Nichols & Herrick to build two wings

“that are to be sevnty-five [sic] feet in length each and three stories high. A space is to be left in the middle, in which to place the center building intended for the chapel and other public rooms which is to be four stories high. When the whole is completed, it will very much resemble the old College, expect it will be about thirty feet longer.”⁴³

The cornerstone for the south building, known as South College, was laid by American Revolutionary War General Marquis de Lafayette in June 1825 when he visited Vermont during his tour of the twenty-four states of the United States. Then Vermont Governor



Figure 4: Plan for Old Mill building, c.1820s, by John Johnson.

Cornelius Van Ness laid the cornerstone of the north building known as North. These building dedications were presided over by President Willard Preston, who oversaw the University from 1825 – 1826. Four years later, in 1829, the Middle College was erected to the designs of John Johnson (see Figure 4 at left). It was separated from the North and South College buildings by eight-foot wide fire breaks. Deeper and longer than the outer buildings, Middle College was a monumental Federal building with a tripartite arrangement featuring a central pavilion topped by an enormous, gold-leaf dome. The impressive, middle building housed the two-story University chapel in the front, lecture and recitation rooms, a library, museum and other facilities.

These three buildings were united in the 1840s and still stand today as Old Mill (#7).

⁴¹*Burlington Sentinel*, May 28, 1824.

⁴²*Burlington Sentinel* July 30, 1824.

⁴³*Northern Sentinel*, February 18, 1825.

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While Old Mill appears different today due to its extensive remodeling in 1883 in the High Victorian Gothic Style, the façade arrangement of a central pavilion flanked by wings, with a chapel in the center, remains today.

Rev. James Marsh was the President of UVM from 1826 – 1833 and brought with him a Transcendentalist view towards education. While he was concerned with educational reform, he was less interested in recruiting students, and as a result the University did not experience significant growth during this period following the construction of the new College Buildings. That said, it was during his presidency that the second distinct building on the UVM campus was built for the Medical College in 1828 (Pomeroy Hall, #13).

When the Medical College was established in 1804 by Dr. John Pomeroy, classes were taught at his home on Water Street (present day Battery Street) near the Burlington waterfront. In 1815, University trustees allowed the Medical College to utilize space in the Old Mill Building and by 1824, over half of the 108 students were enrolled in the Medical College.⁴⁴ UVM's growth during this period was largely dependent on the Medical College. Following the fire that destroyed the college building, a new building for the Medical College was erected, originally a 2.5-story, eaves-front, Federal-style brick structure. Like the other College Buildings which were completed by 1829, the Medical College building was designed and built by Burlington builder and surveyor John Johnson. Funds for the building and expansion of the Medical College were raised through a series of public lectures by professor Dr. William Sweetser on the topic of physiology. Lectures cost fifty cents each to attend or \$2 for a five-week series of two lectures per week.⁴⁵ As described in the *Northern Sentinel* newspaper in 1826, the purpose of the lectures was

“...to aid in obtaining means for erecting a suitable building for Medical Lectures, which is now absolutely demanded to place the Medical Institution on a sure and respectable foundation...it is believed that with a little aid from the inhabitants of this place, a building may be reared the ensuing season, which shall be creditable to the town and aid in effecting such an object, which is surely an important one...”⁴⁶

The building which stands on this location today, Pomeroy Hall (#13), is an 1858 Italianate-style building which incorporated the original 1828 building into the first two stories, including the foundation and walls with splayed lintels. At the time of the building's construction, there were only about 20 medical colleges in the entire country, and thus the UVM Medical College enjoyed early success.

Following President Marsh's departure in 1833, Rev. John Wheeler became President of UVM, a post which he held until 1849. Wheeler was a talented administrator who immediately fixed the University's financial trouble which occurred during Marsh's presidency. Wheeler would

⁴⁴John Weaver King, "Dr. John Pomeroy and the College of Medicine of the University of Vermont," *Journal of the History of Medicine*, Autumn 1949, 393-406.

⁴⁵*Northern Sentinel*. "Medical Lectures of the University of Vermont." July 18, 1828.

⁴⁶*Northern Sentinel*. "Medical Lecture." January 27, 1826.

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subsequently preside over a period of growth for the University. In 1846, the North, Middle and South College buildings were joined to form what was said to be the state's largest building at the time, with parapeted walls replacing the open firebreaks. Renovations to the building allowed Wheeler to greatly expand the University's library, and Wheeler purchased twenty acres of new land that was part of the original college lot for the future expansion of the University.

During his term as president, Wheeler also oversaw a rehabilitation of the University Green (#1). This rehabilitation effort involved the removal of all remaining buildings on the green and a transformation of the green into a designed landscape. This represented the first of several rehabilitations of University Green which connects the historic district to the Area of Significance of **Landscape Architecture** because the intention of each of these rehabilitations was to create a more commodious landscape for the public to enjoy.

According to *A History of Class of 1833-37 of the University of Vermont*, a member of the class of 1837, Alvi Tabor Twing, led a committee to transform the Green. It was written that

"The grounds were graded, the cellars at either end of buildings which had been thereon were filled up, and the debris removed. A row of elms was planted all around the green... A railing with turnstiles for entrance at either end of each walk, was erected about it, and two fine arched gates were placed, one on either side, in front of the college."⁴⁷



Figure 5: Circa 1840 painting of Old Mill. UVM Landscape Change Program file #LS09923

At around the same time that the general appearance of the University Green was enhanced, in 1839, the Medical College was forced to close due to declining enrollment. This closure was spurred by competition from an increasingly large number of medical schools in Boston and other cities, as well as by a growing glut of doctors in New England. George W.

⁴⁷James W. Hickok, *A History of the Class of 1833-37 of the University of Vermont*. (Burlington, VT: The Free Press, 1891), 13.

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Benedict, who resided in the Benedict House (#39) on the west side of the green, was the Dean of the Medical College when it was forced to close and purchased the building from the heirs of former faculty member Benjamin Lincoln. Benedict was intent on saving the medical equipment of the Medical College and continued to teach chemistry classes in the building to UVM students.⁴⁸ In 1839, UVM purchased the building from George Benedict.

In 1840, President Wheeler commission master Vermont architect Ammi B. Young (1798-1874) to design a Greek Revival mansion at the corner of Main Street and South Prospect Street, today known as Wheeler House (#23). Young opened his first office in Burlington in 1830, the year that he drew the *Plan of Burlington Village*, one of Burlington's earliest comprehensive maps (see Figure 3). Young was the architect of the second iteration of the Vermont State House in Montpelier, which was completed in 1838. At the time of Wheeler's commission, he was currently designing the high-style Greek Revival mansion of Timothy Follett on College Street near the Burlington waterfront. Ammi B. Young's success and talent as an architect of the Greek Revival style led him to become the first Supervising Architect of the U.S. Treasury Department. For this post, he designed numerous customs houses, post offices, courthouses and hospitals across the eastern seaboard, many of which still exist today. The significance of Young as a nationally renowned architect and the Greek Revival design of Wheeler House are relate of the historic context of **Architecture**.



Ammi B. Young's plans for Wheeler House, titled "Designs for a dwelling house for Rev. John Wheeler, President of the University of Vermont at Burlington," showed a more ornate exterior than was constructed (see Figure 6 above).⁴⁹ The main entrance was to be on Main Street and the most northern portion of the ell was

to serve as a shed. Designed as "piazzas" on the architect's original drawings, porches on the west elevation of the house were shallow and framed with lattice. The lattice porch on the rear ell remains, but the long west porch on the main block was replaced with a deep Gothic style veranda, most likely in the early 1870s. Likely at this same time, c.1875, the Wheeler Carriage Barn (#23a) was constructed to the west of Wheeler House. The 1877 *Bird's Eye View of Burlington* map shows a simple drawing of a porch on the west elevation of Wheeler House, similar to the current Gothic style veranda.⁵⁰ Wheeler House remained in the Wheeler family

⁴⁸Martin Kaufman, *The University of Vermont College of Medicine* (Hanover: University Press of New England, 1979), 41-42.

⁴⁹Ammi B. Young. Wheeler House Plans. (Microfilm Roll 81-14, University of Vermont Plans, 1840, Campus Planning Services).

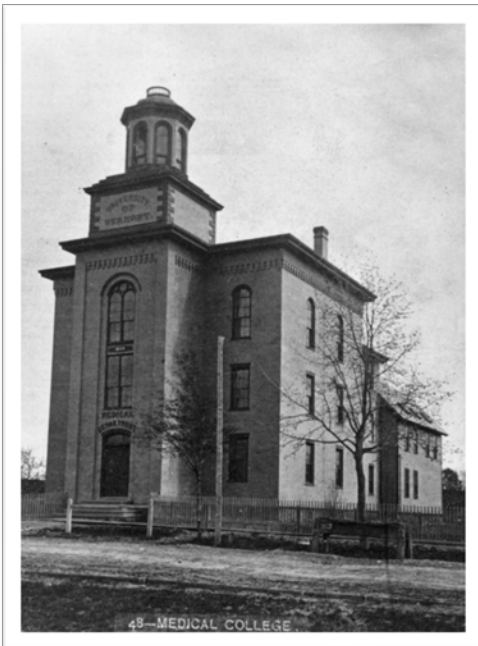
⁵⁰J.J. Stoner. *Birds Eye View of Burlington and Winooski, VT*, 1877. (Madison, WI: J.J. Stoner).

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following President Wheeler's death in 1859 until 1920, when it was rented by the University for the home of then-president Matthew Buckham and, several years later, as a women's dormitory.

Rev. Worthington Smith became President of UVM from 1849 - 1855. During his time as President, the Medical College managed to re-open in 1854. While it remained affiliated with UVM (UVM owned the building), the college was owned and operated by the Medical Department faculty. Within three years, student enrollment increased, and the college decided to expand and modernize their building to attract more students. The building, Pomeroy Hall (#13), was substantially enlarged and redesigned in the contemporary Italianate style (see Figure 7 below). As reported by the *Burlington Free Press* in a September 29, 1858 article,

"The old building, a substantial two-story structure of brick, was dismantled to the bare walls. Another Story has been added to it, and a spacious addition also of three stories, built on to the rear, more than doubles the capacity of the building. A square tower has also been added to the front, which contains the main staircases, and which is surmounted by a cupola, the top of which is 71 feet above the ground. Arched and groined windows in front add to the appearance of the exterior, and without making any great architectural pretensions, the building will be an ornament to the south end of College Green."⁵¹



Following this renovation, the Medical College was considered one of the finest medical teaching facilities in northern New England. The new third story contained a large amphitheater with 17-foot high ceilings and a dumb waiter connecting it to the floors below. The amphitheater had tall arched windows and a large skylight.⁵² The Medical College continued to expand and remained in this location until 1884, when it had finally outgrown the building and moved to a new location on the north side of University Green.

Development in Burlington was relatively slow throughout the 1850s and 1860s. It was not until after the Civil War that Burlington saw a steady increase in industrial development as the lumber industry converged at the Burlington waterfront.

Prior to the Civil War, Burlington's economic sector

was driven by a domestic lumber industry as trees were cleared throughout the state for agriculture and to enable the highly successful (although short-lived) merino sheep industry. The arrival of the railroad in 1850 and proximity to Lake Champlain allowed for an export economy,

⁵¹"The New Medical College Building," *The Burlington Free Press*, September 29, 1858, 1.

⁵²"The New Medical College Building," *The Burlington Free Press*, September 29, 1858, 1.

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although was by the mid-1850s, most of Vermont's forests (including in Burlington) had been cleared so the volume of domestic lumber available for export was low.

Although growth in Burlington was slow during this period, there existed a merchant and professional class in the village which enabled the construction of several mid-nineteenth century Greek Revival homes near the University and within the historic district. Allen House (#16) at the corner of Main Street and South Prospect Street may have been built as early as the 1830s, although a substantial Queen Anne style renovation in the 1880s has largely obscured its earlier Greek Revival style. Likely built by Henry Boardman, a prominent regional shipbuilder, it was eventually occupied by a string of UVM professors until it became a boarding house for women known as "Allen House" in the 1940s.⁵³ 146 South Williams Street (#22), which sits at the prominent corner of Main Street and South Williams Street in the vicinity of Grasse Mount (#21) and Wheeler House (#23), was built by Ebenezer L. Farrar, twice. The first house was built in 1850, but before it was finished it was destroyed by fire. Farrar then immediately rebuilt it. Ebenezer Farrar was a well-known stoneware potter who established a stoneware shop of Pearl Street as early as 1830.⁵⁴ 70 South Williams Street (#31) is popularly referred to as the A.G. Strong House, although Strong was not the first resident. The house was built before 1862 and the first names which appear on an 1862 map in the vicinity of 70 South Williams Street are "Prof. Clarke" and "J.S. Adams."⁵⁵ As the University grew, many of the buildings built in the second half of the nineteenth century would become occupied by faculty and staff of the University. Professor Clarke is an early example of a specific faculty member associated with a home nearby the University. By 1867, A.G. Strong, who operated a highly successful hardware store in downtown Burlington, had purchased the home.

447 Main Street (#18) was constructed c.1860. The first known owner, noted on the 1869 F.W. Beers Map of Burlington, was M.C. Wheeler who resided directly across Main Street in the Wheeler House. Wheeler was the widow of Rev. John Wheeler, the former president of UVM. In 1865, the house was occupied by Lucia T. Wheeler, the daughter of John Wheeler and stepdaughter of Mary Constance Wheeler. Research by local historian David J. Blow has uncovered that the house was the first location of what would become known as the Home for Destitute Children, the origin of the present-day support services organization known as the Howard Center.⁵⁶ Blow's research is confirmed by primary sources which suggest that, in 1865, Lucia Wheeler "had gathered together into her little brick cottage on Main Street seven little girls" who were destitute and/or orphaned.⁵⁷ In addition, an 1866 newspaper article reporting on the dedication of the Home for Destitute Children in its new location states that the home was "started in a little house on College Hill".⁵⁸

The Home for Destitute Children was officially incorporated in the fall of 1865, with its founding members consisting of Lucia Wheeler and other Burlington middle-class women

⁵³Abby Maria Hemenway. *The Vermont Historical Gazeteer*, Vol. 1. (Ann Arbor, MI: University of Michigan, 1867), 518. David J. Blow. *Historic Guide to Burlington Neighborhoods*. (Burlington, VT: Chittenden County Historical Society, 199), 172.

⁵⁴Rann, *History of Chittenden County, Vermont*, 543.

⁵⁵C. Wainwright, *Village of Burlington, VT, Jan. 1862*. (Burlington, VT: Burlington Free Press Office, 1862).

⁵⁶David J. Blow, *Historic Guide to Burlington Neighborhoods*, 172

⁵⁷*Burlington Daily News*, October 11, 1912

⁵⁸*Burlington Daily Times*, October 29, 1866

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including Susan Edmunds, Mary Haight Phelps, Katherine Pease Benedict, Julia Loomis, Laura Hickok and Harriet Shedd.⁵⁹ Representing the context of **Social History** through the effort to promote the welfare of impoverished and orphaned children, the founding of this organization is significant. These women realized that a social organization was needed to care for and educate destitute children to help combat the pervasive poverty present in Burlington in the latter decades of the nineteenth century. The founding of the Home for Destitute Children is an example of a growing trend in the late-nineteenth century in which wealthy and educated women founded charitable organizations, both out of a sense of moral duty and to exert social influence beyond the limits of their domestic lives.

The Home was so successful that it had to relocate twice to larger spaces before moving into its permanent home in 1867 on Shelburne Road two miles south of downtown Burlington. The Wheeler family continued to own the house at 447 Main Street until the turn of the twentieth century and, throughout the twentieth century, many of its occupants were professors and students at UVM.

Grasse Mount (#21), the Federal style mansion constructed in 1804, went through a physical transformation during the mid-nineteenth century to reflect contemporary styles of **architecture** that emerged in popularity in the 1850s and 1860s. In July 1845, Cornelius Van Ness sold the

estate to an attorney, Henry Leavenworth, who divided the large property into housing lots. The subdivision of estates to create new building lots as Burlington grew was a trend that occurred throughout the second half of the nineteenth century and early-twentieth century, enabling construction of some of the buildings within the University Green Historic District along South Williams Street, College Street and Pearl Street.



The mansion and property were sold in 1853 to Captain Charles Marvin, a retired naval captain and merchant who made his fortune in the gold rush of 1849, and his wife Ellen Blackman. The seafarer felt a need to demonstrate his worldliness and spent \$10,000 hiring artisans to decorate the interior. Paintings of shields, moldings, cornices and other trompe l'oeil paintings filled many walls and ceilings of the mansion. Murals of old European ports recalled his earlier seafaring adventures.⁶⁰

⁵⁹Marshall True. "Middle-Class Women and Civic Improvement in Burlington 1865-1890." (*Vermont History*, Vol. 56, No. 2, Spring 1988).

⁶⁰"Painted on the Hill," *Lookout* (December 1986-January 1987), 6.

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The most dramatic element added to the house was the Italianate belvedere on the hipped roof. Providing a clear view to Lake Champlain and the Adirondack Mountains, this feature gives Grasse Mount its present Italianate style appearance. This Italianate modification is a very early example in Burlington of Italianate style architecture.

Lawrence Barnes purchased the property in 1866 for \$35,000.⁶¹ By this time, the land comprised only of what was contained in the block formed by Willard, Prospect, Summit, and Main Streets. Barnes acquired his wealth from his Burlington lumber business and additional marble trade. The Barnes family redecorated the interior, removing or covering the frescoes from the parlors and adding hand stencils of fleurs-de-lis, stripes, and other geometric motifs that were common in the Victorian era, some of which are intact today within the belvedere.⁶² Barnes also nearly doubled the house's size by adding the conservatory on the west end of the building and a large ell on the southern end seen at left. Barnes further modernized the mansion by adding indoor plumbing and coal-burning fireplaces. Lawrence Barnes died in June of 1883, and the widowed Mrs. Barnes lived there until her death in 1892 at which point it was sold to UVM to serve as a women's dormitory.⁶³

In 1855, Rev. Calvin Pease assumed the Presidency of UVM, the first graduate of UVM (class of 1838) to become President. While he advocated for the establishment of a new library in a separate building, financial troubles plagued the University and the outbreak of the Civil War in 1861 led to the formation of a military company at the University that would decrease enrollment due to students' military service. When Rev. Joseph Torrey became President in 1862, the University was in a financial crisis because of the decreased enrollment. For example, only three students graduated in 1866, the year that Torrey resigned from his presidency.⁶⁴

⁶¹Pauline E. Burrige., "Glimpses of Grasse Mount, Part III." (*Vermont Alumni Weekly*, December 10, 1930, 163).

⁶²John Gittlesohn, "At Grasse Mount: A Picture of the Past Rediscovered," 5.

⁶³Pauline E. Burrige. "Glimpses of Grasse Mount, Part III," 164.

⁶⁴Constance M. McGovern, "Women at UVM." In Robert V. Daniels, *The University of Vermont: The First 200 Years*, 220.

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Although UVM struggled during this period, Torrey's Presidency also marked the beginning of a new era for UVM. Influential Vermont Congressman and Senator Justin Morrill was intent on the idea of establishing a national system of agricultural colleges and providing money to states



Figure 9: c.1882 photograph of Torrey Hall at its previous location without the wings. UVM Landscape Change #LS10356.

to establish such colleges. The 1862 Morrill Act provided money for states to create land grant colleges which were required to teach agriculture, technology (such as engineering) and military science. Under this act, 150,000 acres of government land was available to establish a land grant college in Vermont. The 1863 Chandler Act proposed that UVM, Middlebury College and Norwich University merge into Vermont's Land Grant College, although this was ultimately rejected. In 1865, UVM was designated as the Land Grant College of Vermont and it merged with the newly established Vermont Agricultural College to become the University of Vermont and State Agricultural College. This would have a lasting effect on the University as its curriculum began to modernize to teach more practical subjects such as engineering and agriculture. It was not until 1906, however, that the first government-funded building as part of the Land Grant Act would be constructed:

Morrill Hall (#11), at the south end of University Place, which was initially devoted strictly to agricultural studies.

President Torrey managed to raise enough funds to have a new library constructed in 1862, the first building erected in over three decades since the College Buildings and Medical College were completed in 1829. This Italianate-style building, today known as Torrey Hall (#4), was originally a two-story brick block which was given a prominent location facing the University Green, just to the north of the College Building (see Figure 9 at left). In 1874, the mansard roof was added to create a third story to support an art collection gifted by Hon. T.W. Park. The building is an architectural hybrid; while it retains its characteristic Italianate-style features such as arched windows and hooded crowns, the mansard roof is a character-defining feature of the Second Empire style. The structure was moved to its current location in 1895.

Despite UVM's struggles with finances and enrollment during and immediately after the Civil War, Burlington's economy began to boom during this era, fueled by the increasing success of the lumber industry. The demand for lumber as communities began to rebuild bridges, houses, rail lines, train depots and warehouses that were destroyed during the War allowed Burlington to become the fifth largest lumber port in the nation in the late-1860s.⁶⁵ Eventually, this economic prosperity would boost the University's enrollment and growth. The prosperity, population growth and increasing density in Burlington's downtown during the War inspired its citizens to vote to incorporate as a City on January 18, 1865. Also motivating this incorporation was the

⁶⁵Vincent E. Feeney, *Burlington: A History of Vermont's Queen City*, 107-108

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increasing need to establish a government that could provide essential services such as a sewer system, a water system and a fire department.

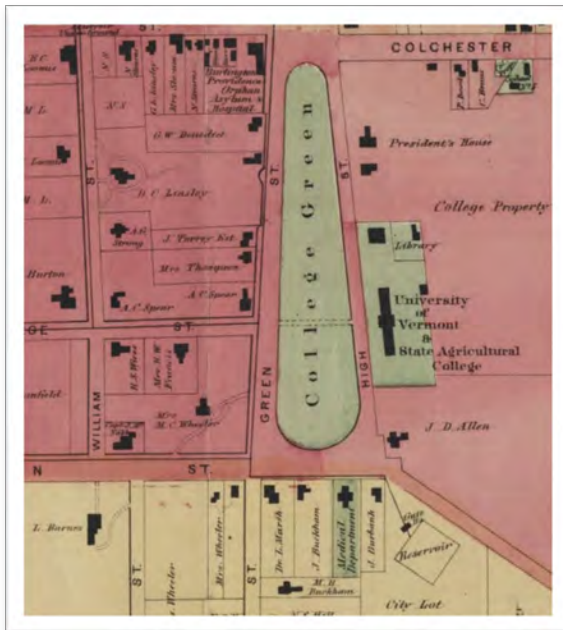
Within the first year of Burlington's incorporation as a City in 1865, the city health officer, Samuel W. Thayer, performed a sanitary survey and concluded in his 1867 report to the City of Burlington that there was a very pressing need for an ample supply of clean water. Comparing water to the "life blood of a city" he described the current conditions of the Burlington water supply as follows: "If we were to estimate the degree of vitality, possessed by the city of Burlington, by the quantity of water circulating through it, we should be found to consider it an almost bloodless, and a very feeble city."⁶⁶ Many community members relied on lake water, cisterns, and wells for their daily needs. Water was also provided by the Burlington Aqueduct Company, which Thayer estimated supported approximately 4,000 people. However, due to seasonal draught, not even the Aqueduct Company could meet the demand for water in the city. Thayer believed, even with their engine operating 24 hours a day, that the water supplied by the Aqueduct Company could meet only half of the population's urgent needs.⁶⁷

In response to this crisis, the City purchased the Burlington Aqueduct Company in October of 1866, but from the outset intended to develop a new city waterworks project that would be able to better meet the needs of the entire community. While arguments persisted about where the water should be obtained and how, the City ultimately decided to access water from Lake Champlain and deposit it in a reservoir next to UVM. This was the design of noted civil engineer Daniel C. Linsley, who in the 1850s designed numerous railroads throughout the Midwest. In Burlington, Linsley had recently completed work on the Vermont Central Railroad and the construction of the railroad tunnel under north avenue and the former Burlington depot at the base of College Street. By 1866, he became the official water works engineer for the City of Burlington and in 1867, he began work on the facility that would contain the Main Street Pump House (#12) and the North Reservoir (#12a). The conception and execution of a new waterworks system heavily reliant on the pump house and reservoir at the top of the hill, with the ability to distribute it in a modern and efficient way, is an example of the historic district's significance under the context of **Community Planning and Development**.

⁶⁶Thayer and Committee on Supply of Water For the City, 1866

⁶⁷Thayer and Committee on Supply of Water For the City, 1866

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By February 1, 1868, the Reservoir and Pump House had been completed (see bottom right on Figure 10). The Pump House was not initially a part of the building plan, but as the construction costs for the reservoir and its associated pump were below budget, the engineer felt that the incorporation of a more attractive building to house the pump machinery would add to the overall beauty of the Reservoir grounds. It was suggested that walkways, trees, and fencing be added to the property so that it could be utilized by residents “...to enjoy the delightful prospect, the fresh pure air and the many pleasant surroundings...” and suggested that such improvements would “...improve not only the taste, but the morals of the community.”⁶⁸ As a result, the original design of the pump house

and reservoir property is an example of **Landscape Architecture**, although the property is no longer open to the public today and possesses a more functional appearance.



The north reservoir was approximately 800,000 gallons smaller than had been originally planned and as a result a second larger reservoir, the South Reservoir (#12b), was built to the south of the present reservoir in 1888 (see Figure 11). Shortly thereafter, a new hydraulic pump was added to the pump house in order to improve capacity and to enable a new brick, high service water tower to be constructed to the southwest in 1890. The new tank was supplied with water pumped up to it from the pumphouse through a network of eight-inch, cast iron pipes, a system designed by civil engineer August Torrey, the Superintendent of the City Waterworks at the time.⁶⁹ The hydraulic motor was designed by local pump builder W.H. Land and built by B. S. Nichols

and Co. and in 1910, this hydraulic pump was replaced by an electric pump at the reservoir pump house.⁷⁰ Installation of these pumps and the construction of the new high service water tower were crucial advancements in the City's water works infrastructure which supported the growth of the UVM campus, the hospital, and the south end and hill sections of Burlington.

⁶⁸Daniel C. Linsley. *Report of chief Engineer D.C. Linsley, Engineer of the City Water Works, January 1868*. (Burlington: Free Press Steam Book and Job Printing House, 1868).

⁶⁹Jean Innamorati, *The Burlington Waterworks: 1865 – 1915*. (University of Vermont Historic Preservation Program, October 2008), 206.

⁷⁰Innamorati, *The Burlington Waterworks: 1865 – 1915*, 207 and 210.

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James B. Angell served as President from 1866 to 1871. Angell successfully guided the University through the initial years of a period of great change. Following the Land Grant Act of 1865, Angell began to implement new courses of study at UVM, investing money into the humanities and natural sciences by hiring new professors and increasing faculty salaries. Angell successfully raised over \$100,000 from residents of Burlington and Vermonters throughout the state for UVM's expanding faculty and curriculum. By 1870, enrollment had doubled, and a new President's house was built for Angell on the site of a former house built for Cornelius Van Ness, in the present-day location of Ira Allen Chapel (#3).

1871 – 1910 Rapid Growth During the Era of President Matthew Buckham

The 1870s marked the beginning of a new era of growth for UVM under the leadership of President Matthew Buckham, the longest-serving president of UVM to date. Buckham was already familiar with UVM; he was a graduate of the University and taught Greek, rhetoric and English literature for 15 years at UVM before becoming its president.⁷¹ During Buckham's tenure, seven significant University buildings in the historic district were constructed and one was substantially rehabilitated. These buildings include Billings Library (#5), Williams Science Hall (#6), Old Mill (#7 which was rehabilitated) and Morrill Hall (#11) on University Place; three homes for professors (#s 2, 14 and 15) on Main Street and Colchester Avenue; and Dewey Hall (#41) on Colchester Avenue.

⁷¹"Biographical Note," Office of the President (Matthew Buckham) Records. (Burlington: University of Vermont Archives, Silver Special Collections Library, University of Vermont).

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Figure 12: Detail of 1890 *Map of the City of Burlington* by G.M. Hopkins depicting the UVM campus. Note that “College Park” appears as a designed landscape with a fountain, statue, and pathways.

UVM’s growth under President Buckham was in large part spurred by Burlington’s prosperity during the 1870s -1910s. The new city’s economic success following the Civil War continued for several decades. By the late-1870s, Burlington was the third largest lumber port in the nation, an industry that created a vibrant manufacturing district at the Waterfront which extended south along Pine Street and east for several blocks up to the commercial district along Church Street. People moved to Burlington in droves to obtain jobs at the Waterfront mills and in the commercial and professional sectors. Immigrants arrived from Quebec, Italy, Ireland, Germany and Lithuania to work in the mills. A building boom ensued; larger lots throughout the City were subdivided as building lots, with builders sometimes developing entire streets or neighborhoods. Dense, middle class neighborhoods grew in a grid-like pattern on the hill between Burlington’s downtown and University Green. By the turn of the twentieth century, Burlington had a population of 18,000 residents.⁷² This population growth would lead to a rapid increase in enrollment at UVM. Likewise, as UVM’s enrollment grew, the increasing numbers of faculty and staff built, bought or rented homes near the campus.

⁷²Vincent E. Feeney, *Burlington: A History of Vermont’s Queen City*, 142.

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Buckham's first physical project at UVM, over a decade before any new buildings would be constructed, was the improvement of University Green (#1) which is significant within the context of **Landscape Architecture**. Philanthropist John Purple Howard donated money for most of the 1870s improvements to the green, the first of several major UVM projects that he funded. John Purple Howard was the son of a wealthy hotelier in New York City and Burlington. John Purple Howard's and his sister Louisa Howard's philanthropic gifts are found throughout Burlington and include the Howard Opera House on Church Street and the Louisa Howard Chapel at Lakeview Cemetery. In addition, the Howard Center (which began as the Home for Destitute Children at 447 Main Street [#18]) is named for John and Louisa Howard.

In June 1872, the *Burlington Free Press* reported that improvements would be done on "College Park" under the supervision of Mr. Archibald Taylor. This work included installing new drainage, grading the surface, planting new turf, installing new walks, and repairing existing walks. The article also said that "the scraggy and decaying locust which have looked down on many College generations, are to be uprooted, and new groups of trees set out."⁷³

At the time of these planned improvements, there was a dispute as to who actually owned the green. One local newspaper reported that "from 1842 to 1865 the College claimed and exercised control and ownership of the College Green" save "a small piece at the south end . . . to which one of the old citizens of Burlington made claim."⁷⁴ In 1873, another local newspaper reported:

"...as to the College Green. . . he [President Buckham] had ascertained that the corporation of the University of Vermont did not have such control of that property, as they supposed they had by law, and therefore desired that the City appoint a Park Commission; part of whom, as far as relates to the College Green, should be men identified with the University, saying that Prof. Barbour was already Superintendent of the College grounds proper."⁷⁵

Buckham's conclusion that UVM did now actually own the College Green is consistent with the State of Vermont's 1830s requirement that all buildings to be removed from the park because there was an understanding that it was public land for the people of Burlington. Significant within the context of **Community Planning and Development**, Buckham's recommendation for a Parks Commission was implemented by the City with the formation of the Public Buildings and Parks Committee. The 1877 *Annual Report of the City Government of the City of Burlington* notes that the three parks under management by the City were City Park, Battery Park and College Park.⁷⁶ The *Annual Report* also writes about improvements completed to the parks, stating that there was a \$368.04 cost of "keeping the City Parks in order the past year" and that "remodeling and renovating them has resulted in a most gratifying improvement, and a small annual expenditure hereafter will be sufficient to keep them in their present good condition."⁷⁷

⁷³*Burlington Free Press*. "Burlington and Vicinity." June 7, 1872, 3.

⁷⁴*Burlington Democrat*, May 9, 1874.

⁷⁵*Burlington Free Press*, October 8, 1873.

⁷⁶*Thirteenth Annual Report of the City Government of the City of Burlington, Vermont for the Municipal Year Ending December 31, 1877*, 279.

⁷⁷*Thirteenth Annual Report of the City Government of the City of Burlington*, 16.

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In 1874, a report of the University of Vermont Trustees noted that “in addition to his former donations for improvement to the Park,” Mr. John P. Howard had donated “a handsome fountain, now in the process of erection.”⁷⁸ The Howard Fountain (#1b) is a painted cast iron ornamental fountain (see Figure 13 below). It was originally installed in a stone-rimmed basin located nearly due east of the head of College Street, near where the Ira Allen Statue (#1c) now stands. In 1883, to make room for the Marquis de Lafayette Statue (#1a), the fountain was moved about 175 feet north, where it stood surrounded by a shallow stone-rimmed basin. In 1974, the fountain was moved again slightly north to align with the Waterman Memorial Building (#27) and the stone basin was replaced with a brick-faced concrete basin. Eventually, the fountain was removed and placed in storage until 1987 when it was returned to the green and mounted in the center of the 1974 basin. In 2012, the Howard Fountain was restored to its original appearance based on photographic evidence. This restoration involved replacing the circa 1930s metal cylinder with an ornate cast iron upper shaft and adding replicas of missing components, including the lower aquatic animals, the upper shaft, upper bowl, and top figurine.

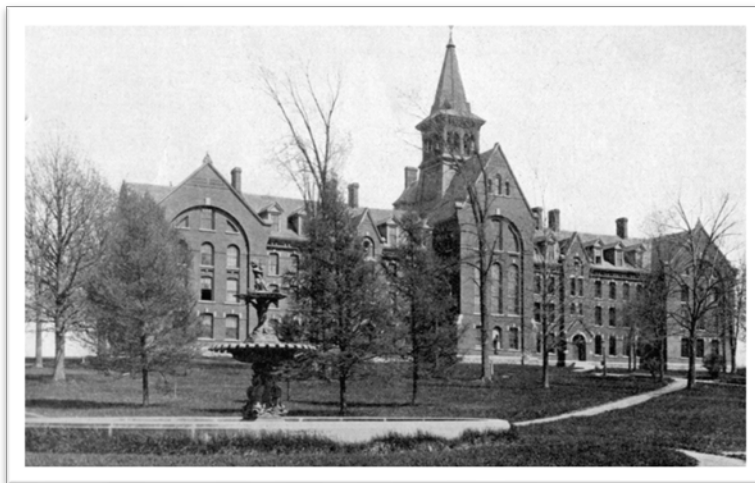


Figure 13: 1931 photograph of Old Mill and the Howard Fountain in the foreground. UVM Landscape Change Program #LS10348.

Howard’s third major contribution to UVM, after donating money in 1880 to support the Natural Sciences Department, was to fund the substantial rehabilitation of Old Mill (#7). Initially a controversial project, this rehabilitation provided for the expansion and modernization of UVM and spurred a wave of new building on campus under Buckham’s watch.

In 1882, UVM hired architect Jean Jacques Rousseau Randall of Rutland, Vermont to essentially design a new building that would preserve just the structure and footprint of the existing Old Mill building. Randall’s High Victorian Gothic renovation involved a complete rebuilding of the front facade and north and south ends, raising the ceiling heights by four feet, altering the floor plan, and adding a fourth floor with dormers for student dormitory space and faculty apartments. It also involved the removal of building’s distinctive golden dome, replacing it with the current spire, to which the public’s reaction can be sensed from the following comment published in a

⁷⁸*Biennial Report of the Trustees of the University of Vermont and State Agricultural College for 1873-74*, 18.

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local newspaper: “The old College dome is no more. This morning the last vestige of the ancient landmark and surveyor’s beacon disappeared. Verily, the glory of the hill has departed.”⁷⁹
Another newspaper commentary added:

“The dome - this prominent object came very naturally to be regarded by alumni and the permanent residents of Burlington with special interest; numerous and sometimes pathetic have been the requests from distant and long absent graduates of the College, that, whatever might be done with the rest of the ‘Old Brick Mill,’ its shining dome, the great landmark of the valley, might be preserved in its integrity.”⁸⁰

Despite this initial ambivalence towards the renovation project, the citizens of Burlington donated a bronze bust of John Purple Howard in honor of his generosity in December 1883. The bust was created by John S. Hartley of New York City and sits in a niche on the ground floor of Old Mill’s central pavilion.

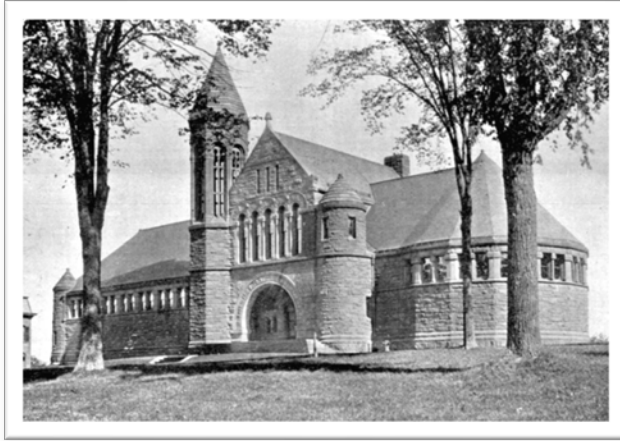
The following year, Howard funded the erection of the Marquis de Lafayette Statue (#1a) to commemorate his visit to Burlington in 1825 when he laid the cornerstone for the new South College building. The statue was unveiled on June 26, 1883 on a site that was on University Green in front of Old Mill, facing west. In 1921, to make way for the Ira Allen Statue (#1c) the Marquis de Lafayette statue was moved to its current location at the north end of the University Green, facing north towards Colchester Avenue. In 2013, the statue was conserved and the missing cane that originally was held in the right hand of the figure was replicated and replaced using photographic evidence.

1886 saw the next major building project at UVM which produced an architecturally singular building in the state of Vermont: Billings Library (#5), significant within the context of **Architecture**. Designed by nationally acclaimed architect Henry Hobson Richardson in the style that became known as Richardson Romanesque, Billings Library was completed, opened and dedicated in 1885, just one year before the death of Richardson in 1886. Funds for the building were donated by Frederick Billings, a UVM alumnus, class of 1844, and president of the Northern Pacific Railway. He also lent his name to Billings, Montana- the largest municipality in the state, a city which was planned by his railroad company. In addition to funds for the building, Billings donated the 12,000-volume library that he had acquired in 1882 from George Perkins Marsh, a famed congressman, diplomat and conservationist. The library “comprised a large proportion of the best classic works in Greek, Latin, Old English, German, French, Italian, Spanish, Portuguese, Catalan, Icelandic, Danish, Swedish, and Dutch...;” many of these languages Billings himself had mastered.⁸¹

⁷⁹Burlington Free Press, May 18, 1882.

⁸⁰Burlington Free Press, August 15, 1882.

⁸¹Jeffrey D. Marshall. *Universitas Viridis Montis: An Exhibition of Documents and Artifacts Telling the Story of The University of Vermont*. (Burlington: University of Vermont, 1991).

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When architects were originally interviewed for the project, Billings was unimpressed, writing: "... I cannot understand how a man with the reputation of ... Richardson could shoot so wide off the mark."⁸² None of the other architects interviewed were any more appealing, however. Billings was looking for a design like that of the Woburn Public Library in Woburn, MA and once he discovered that Richardson was actually the architect of the Woburn library, the job was his. Woburn was Richardson's first library design, and the final form of Billings Library is similar

with its three-part articulation. President Buckham's close involvement in the building's design is evident by the following correspondence in which Billings wrote to him: "If we change that 'pepper-box' which he has in the front into a clock-tower... we will get about what you and I are thinking of."⁸³ Billings Library appears simpler than the Woburn Library due to its monochromatic exterior.

Billings planned to donate \$75,000 for the building, and even despite ornamental cutbacks, the final cost was over \$150,000. Despite this extra cost, almost immediately, the building was recognized as not large enough to accommodate the growing University library. By 1889, a 25-foot addition to the north wing was completed and the 40-foot square Marsh Room was finished at the rear of the building in order to create dedicated space for the Marsh collection of books. These additions were designed by Richardson's successor firm Shepley, Rutan and Coolidge since Richardson passed away in 1886.

⁸²As quoted in Richard H. Janson "Mr. Billings' Richardson Library." *Vermont Alumni Magazine* 43, no. 4, May 1963, 9.

⁸³As quoted in Richard H. Janson "Mr. Billings' Richardson Library," 9.

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Figure 15: c.1885 photograph of Billings Library Book Room. Courtesy of Library of Congress Prints and Photographs Division, <https://www.loc.gov/item/2007684792/> (accessed February 2020).

The exterior form of Billings Library is a clear expression of the interior plan. The four original, interior rooms of the building are all two stories tall and have exposed wooden roof framing and elaborate woodcarvings both on the ceilings and the walls (See Figure 15). Originally, there was furniture designed for the library by Richardson's firm, some of which remains in the building. Albert Whittekind, a master wood carver who worked on the interior of Billings Library, remained in Burlington and Winooski after the library was completed and created both exterior and interior carvings for many buildings in the Burlington area in the late-nineteenth century.

Williams Science Hall (#8) was designed in 1894 by Wilson Brothers & Company, Civil Engineers and Architects of Philadelphia and was erected by Philadelphia construction firm Stacy, Reeves and Sons in 1896. Wilson Brothers & Company reportedly based Williams Science Hall "on broad principle" on Ruskin's design for the Oxford Museum in London.⁸⁴ The building was a gift from the Dr. Edward H. Williams family of Philadelphia, who originally wanted it to be an art building for the University. President Buckham, however, felt the University was in greater need of a science building and eventually convinced Mr. and Mrs. Williams to donate the funds for a science building.⁸⁵ Buckham was feeling pressure from both legislators and the agricultural community to expand the University's technical, agricultural and life sciences offerings, programs that were a requirement of the University's being the Land Grant institution of Vermont under the Morrill Act of 1865.

⁸⁴Chester H. Liebs; Louise B. Roomet and Harris G. Abbott. *University Green Historic District Nomination*, April 14, 1975.

⁸⁵*The Vermont Alumnus*, January 1939, 174.

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Williams Science Hall was built between Old Mill (#7) and the Billings Library (#9), two prominent structures on the University Green. Its **architecture** is inspired by its adjacent buildings, combining elements from both such as Gothic Revival gables and finials which relate to Old Mill and Romanesque arches which reflect features of Billings Library. A *Burlington Free Press* article called it “a noble addition to the row of college edifices fronting the park, and will add to the imposing effect of all.”⁸⁶ This same article went on to describe that “The front of the building will be the same height as the main college building, more richly ornamented but corresponds well with it due to the high Norman gables and recessed arches. The front main arch will be filled with embossed and ornamental columns, pilasters and arched moldings of terra cotta.”⁸⁷ Williams Science Hall took the place of Torrey Hall (#4), then used as the Arts Building, which was moved several hundred feet east back away from the green to its current location.”⁸⁸



Figure 16: Drawing of Williams Science Hall in the October 10, 1894 *Burlington Free Press* article “Two Splendid Structures.”

In the same October 1894 article quoted above, the *Burlington Free Press* included the first public images of the Williams Science Hall (see Figure 16). The article further described the building as having “a front of 175 feet and a depth of 50 feet, with a wing 53 by 49 feet extending to the east. It will be, it is safe to say, the most massive and thoroughly built absolutely fire-proof structure of large dimension in the State.”⁸⁹ Fire had burned the original Old Mill building to the ground in 1824 and the first President’s House in 1844, so for Williams Science Hall to be not only fireproof, but a gorgeously ornate terracotta structure, gave the University peace of mind for the future. There was no wood in the building except for the window and door casings. The floors were constructed out of concrete, nine inches thick; stairs were constructed out of iron and steel; the walls were made of brick; the basement was laid in Barre granite; and the huge ceiling girders were made of four tons of steel each and were covered by a slate roof.⁹⁰ The exterior was covered by a million stretcher bricks and had terracotta trimmings.

⁸⁶*Burlington Free Press and Times*. “Two Splendid Structures.” October 10, 1894, 6

⁸⁷*Burlington Free Press and Times*, October 10, 1894, 6

⁸⁸*Ibid*, 6.

⁸⁹*Ibid*, 6.

⁹⁰*Ibid*, 6.

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The Royall Tyler Theatre and Central Utility Plant (#9) was another building constructed during Buckham's presidency after he raised \$10,000 for its construction. It was completed in 1901 as a gymnasium and concert hall, a much-needed facility for the growing student body. As early as the 1880s, UVM faculty and administrators had recognized the need for such a building, as Buckham wrote in 1902, to end "...those pranks and disorders which were often only the outbreaks of animal spirits which had no legitimate vent..."⁹¹ Originally, the University had hoped that John Purple Howard would fund the building's construction but he decided to support other projects instead.



Intended as a simple and functional building, the "Old Gym" as it was called through the 1970s it is also significant under the context of **Architecture**. It was designed in the Romanesque Revival style by the Boston firm Andrews, Jaques and Rantoul, pupils of renowned architect H.H. Richardson who designed Billings Library (#6) on the University Green. The building is set back from University Place because, at the time of its construction, the University did not yet own the land to its immediate west and south. The multi-purpose space once seated 1,200

people for musical performances and it hosted physical activities, military drills, dances, dramatic performances, and baccalaureate and commencement activities. As described in the Trustees report of 1901-02, the gymnasium features included "...a bowling alley, shooting gallery, running gallery, lockers and bath rooms, swimming tank, armory, and instruction rooms."⁹²

In 1911, realizing the need for additional space, an annex was built on the rear (east) side of the building (see Figure 17). The annex originally housed an indoor track and batting cages and was used for events such as musical and theatrical performances. By the 1940s, however, additional cultural spaces throughout Burlington – including the Memorial Auditorium, Southwick Auditorium on the UVM Redstone Campus, and the Fleming Museum on the UVM central campus – became the preferred locations for cultural events. At that point, the rear addition was used for offices and classrooms until a hurricane did extensive damage to the building's annex in around 1950. In the early-1960s, the UVM athletic programs relocated to the new Patrick Gymnasium complex on Redstone Campus, freeing the space for a new use. A dedicated theatrical performance space was envisioned for UVM as early as 1955 and, once the Old Gym

⁹¹*The Ariel: The Year Book of the University of Vermont*, 1902, 222.

⁹²Report of the Trustees of the University of Vermont and State Agricultural College," *Vermont State Officer's Report for 1901-1902*. (L.B. Lyons Col, 1902), 6.

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building was vacant, the theatre department raised enough money to begin the conversion of the building into a theatre in 1973.

In the 1870s and 1880s, the Medical College thrived, although it was still not owned and operated by UVM because it was a proprietary institution of the medical faculty. Following the Civil War, enrollment increased to 230 students, up from just nine students enrolled in 1854 when the school reopened after two decades of closure.⁹³ This success was in part due to a trend in the late-nineteenth century of increased funding for medical colleges as the field of medicine began to expand and modernize. In 1884, John Purple Howard made yet another philanthropic gift to the University Green with his sister Louisa Howard. To accommodate the rapidly growing Medical College, the Howards deeded the former Luther Underwood estate on University Green at the top of Pearl Street, recently renovated, to the Medical College for their new facility.⁹⁴

In 1899, UVM finally acquired the Medical College after it began to face extreme financial difficulty. The Medical College rebounded and thrived in its new location until a fire destroyed this facility in late 1903. However, UVM was quick to respond and on April 8, 1904, four months after the fire, the UVM trustees instructed that preliminary plans for a new building be drawn up and a fundraising campaign was started later that month. The construction of a new building, eventually known as John Dewey Hall (#41), was to be “completely modern” and was approved by the trustees in July. Champlain Manufacturing Company received the construction contract on August 25, 1904, with a completion date set for May 1, 1905.⁹⁵ It was named for distinguished UVM alumnus John Dewey, a philosopher and educational reformer who believed that the most effective education was experiential in nature. This approach to education was embraced by the Medical College, which trained students by allowing them to have hands-on experiences with anatomy, patient treatment, and research. For these reasons, John Dewey Hall and the history of the Medical College relates to the Area of Significance of **Education**.

⁹³Lester J. Wallman. “Medicine at UVM: From Skilled Craft to Learned Profession.” In *The University of Vermont: The First 200 Years*, edited by Robert V. Daniels. (Hanover, NH: University Press of New England, 1991), p. 167.

⁹⁴Deed, John P. Howard to UVM, UVM Land Records Office (microfilm #028855). Lester J. Wallman. “Medicine at UVM: From Skilled Craft to Learned Profession.” In *The University of Vermont: The First 200 Years*, 167.

⁹⁵Building Contract, Dewey Hall, Campus Planning Services Files.

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Figure 18: John Dewey Hall, c.1925. Ira Allen Statue (#1c) is visible in the foreground in its old location on the north end of the green. UVM Landscape Change Program #LS09705.

Dewey Hall is also significant within the context of **Architecture**. The building was designed by Burlington native and UVM graduate Walter Ross Baumes Willcox, one half of the Burlington firm Willcox and Sayward, Architects. Willcox was one of the only professionally trained architects in Burlington at the time, having trained at the University of Pennsylvania in addition to a year of advanced study in Europe. Examples of his work can be seen throughout Burlington and include the Carnegie-funded Fletcher Free Library on College Street. After practicing in Burlington from 1895 to 1907, Willcox and Sayward moved to Seattle, Washington where they both were active in city planning efforts. Eventually establishing a solo practice, Willcox remained in Seattle until he moved to Eugene, Oregon in 1922 where he taught at the University of Oregon and served as Chair of the School of Architecture and Design from 1922 to 1942.⁹⁶

The new building was dedicated on June 27, 1905, a fireproof building with a ventilating system, steam heat, gas and electric lighting, and spaces for lecture halls, laboratories, and offices.⁹⁷ Classes began in September of 1905. In 1906 the entering class numbered 48 students while the entire matriculated class numbered 161 students. Standards for admission were stiffened in 1912 to require a year of academic college and to lengthen the medical school year to equal that of the academic year; previously the school year for medical studies had been seven and a half months.

By 1919 there was discussion at the Medical College regarding whether or not to admit women. There were already women in the Academic College, but the committee in charge of investigating the matter first got the opinion of a judge on the legality of the move; he said it was legal. In addition, the committee noted that other medical schools were including women. The

⁹⁶Walter Ross Baumes Willcox (Architect). *Pacific Coast Architecture Database*, <http://pcad.lib.washington.edu/person/2370/> (accessed April 13, 2020).

⁹⁷"Department of Medicine." *University of Vermont and State Agricultural College catalogue 1904-1905*, 139.

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Medical College expanded its student body in 1921 when it began to accept women into the program. In 1924, the Medical College had large laboratories for chemistry, anatomy, physiology, histology, bacteriology, physiology, clinical microscopy, embryology, and pharmacology, as well as rooms for “practical work,” recitation rooms, lecture halls, anatomical and pathological museums and the University library. Additionally, the first floor contained the offices of the comptroller and registrar as well as the president’s office.⁹⁸

While the Medical College and UVM maintained a relatively uneventful partnership until they finally merged in 1899, there were tensions between UVM and the agricultural community which had helped promote UVM to be designated the Land Grant College of Vermont. The intention of the Morrill Act was to have a State Agricultural College that would function under the umbrella of UVM. In short, UVM’s emphasis on Classical education – largely promoted by President Buckham – left little room for agricultural sciences. UVM invested little money in this program and, at the same time, little money was available through the land grant program to support agricultural education facilities on campus. Finally, in 1884, after mounting political pressure – seventeen years after the establishment of the so-called Agricultural Department which would have satisfied UVM’s Land Grant College status – a professor of agriculture was hired. In 1888, the UVM Department of Agriculture was officially established..

The Hatch Act signed by Grover Cleveland in 1887 provided funding for the establishment of Agricultural Experiment Stations, administered by land grant colleges, to conduct research into agriculture and rural life.⁹⁹ UVM was the recipient of a \$10,000 grant that same year. In the late-1880s, the headquarters of the State Agricultural College and the new Agricultural Experiment Station moved into the recently vacated Pomeroy Hall (#13) which had housed the Medical College until 1884. A barn was built to the rear of the building in 1888 and in 1890, the expansive third floor with 17-foot tall ceilings was divided into two floors of dormitories for students of the department, requiring the removal of the arches above the third-floor windows for the addition of windows within the cornice on the fourth floor. Other alterations completed in 1890 included the installation of gas lighting and the conversion of the first-floor addition into dairy and botanical labs. In 1890, UVM purchased a farm (no longer extant) on upper Main Street in Burlington to serve as the hands-on teaching and research facility of the Department of Agriculture.¹⁰⁰

In consecutive *Reports of the Trustees of the University of Vermont*, dating from 1894 through 1904, the State Agricultural College outlined its continuing need for a building devoted strictly to agricultural studies. Despite renovations, Pomeroy Hall (#13) had become inadequate and cramped; with regards to the Dairy School, the 1899-1900 Trustees Report explained, “Every year more students apply than can be admitted and every year more are admitted than can be taught properly in the overcrowded rooms.”¹⁰¹ The Trustees’ plight was further frustrated by the

⁹⁸“University Buildings: The Medical College.” *Vermont Alumni Weekly*, Vol. IV, No. 9, December 3, 1924.

⁹⁹Robert O. Sinclair. “Agricultural Education and Extension.” In *The University of Vermont: The First 200 Years*, edited by Robert V. Daniels, 287

¹⁰⁰Robert O. Sinclair. “Agricultural Education and Extension.” In Daniels, 286

¹⁰¹*Trustees of the University of Vermont and State Agricultural College 1900*. “Biennial Report of the Trustees of the University of Vermont and State Agricultural College, 1899-1900.” *Vermont State Officer’s Reports For 1899-1900*. (New York and Albany: Wynkoop Hallenbeck Crawford Co., 1900).

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fact that the land grant college designation did not actually provide for building maintenance or funding for new construction and, as such, they looked to the General Assembly of the State of Vermont for funding.¹⁰² In 1904, the General Assembly passed Act 53 which provided \$60,000 to the University to build an adequate facility and provide equipment needed to support the Agricultural Department of the University of Vermont and State Agricultural College.¹⁰³ The Act also designated that the building was to be named after Senator Morrill, who, in addition to authoring the Morrill Land Grant College Act, was a University trustee.¹⁰⁴



Figure 19: Undated photograph of the rear of Morrill Hall showing the former agricultural complex at the rear of the building. The Royall Tyler Theatre and Central Utility Plant (#9) is at right. UVM Landscape Change Program #LS09700.

The new building, called Morrill Hall (#11), was designed by New York City architect C.W. Buckham, son of UVM President Matthew Buckham. Morrill Hall is significant within the context of **Architecture** as it is a good example of the Italian Renaissance Revival style, displaying character-defining features such as a terra cotta tile roof, symmetrical facades, monumental entrance and terracotta details. In June 1906, the corner stone was laid in a ceremony coinciding with commencement exercises; this delay in construction was due to a lengthy search for an appropriate site. The University purchased this site at the corner of University Place and Main Street, then known as the Allen Homestead, which encompassed 22 acres, an 1806 house and a barn. While the barn was demolished, the house, now known as the John Johnson House, was moved eastwards up the hill to a location on the north side of Main Street to serve the needs of the University Farm. The John Johnson House was moved again in

¹⁰² *Trustees of the University of Vermont and State Agricultural College* 1900. "Biennial Report of the Trustees of the University of Vermont and State Agricultural College, 1903-1904." *Vermont State Officer's Reports For 1903-1904*. (New York and Albany: Wynkoop Hallenbeck Crawford Co., 1904).

¹⁰³ General Assembly of the State of Vermont. *Acts and resolves passed by the General Assembly of the State of Vermont 1904*. (Burlington: Free Press Association, 1904).

¹⁰⁴ *Ibid.*

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July 2005 to a site on the south side of Main Street west of the intersection of University Heights.

During the corner stone ceremony, Miss Bertha Hills, daughter of Professor J.L. Hills, dean of the Agricultural Department, provided a copper box with "...a current catalogue of the University of Vermont and State Agricultural College, Acts of Congress and of State Legislature relating to the agricultural colleges and experiment stations, Morrill Bills of 1862 and 1890, the Hatch Act of 1887, the Adams Act of 1906, copies of the eighteenth report Vermont Experiment station, current report Vermont State board of agriculture, current report Vermont Dairymen's association, current issues of local papers and copies of sundry speeches of Senator Morrill touching land grant colleges..." which was then given to Governor Bell who placed the box inside the cornerstone of Morrill Hall.¹⁰⁵ Morrill Hall was not dedicated until December 11, 1907 during a ceremony in which the public was invited to look over the building. The lower floor included the Dairy School, while the main floor housed the agricultural chemistry laboratory, the office of the dean, the library, and horticultural laboratories. The Experiment Station was located on the upper floors along with classrooms.¹⁰⁶ In 1911, a greenhouse complex was constructed behind Morrill Hall.¹⁰⁷

By 1916, the University Trustees were again trying to accommodate a growing student population. Morrill Hall, having only been built nine years earlier, was now overrun with students and faculty members due to the rapid expansion of the Agriculture Department. As the 1916 *Report of the Trustees of the University of Vermont* describes, "In this one small building 32 people have their offices or laboratories; and about 125 students regularly are at work during the college year and 50 additional students during the winter months." By 1925 the largely vacant Pomeroy Hall across the street was renovated as the Agricultural Experiment Station Annex, housing the Dairy Husbandry and Home Economics departments, where they remained until they moved back into Morrill Hall in 1951.

As described earlier, UVM's growth under President Buckham was in large part spurred by Burlington's prosperity and growth during the 1870s -1910s. This population growth would lead to a rapid increase in enrollment at UVM. Likewise, as the numbers of UVM faculty grew as the University expanded, they built or bought homes on the hill in the vicinity of University Green. Nine homes in the historic district were constructed between the 1890 and 1910 during the peak of Burlington's building boom. Three were built by the University to house professors and their families, one was built as a fraternity house and six were built as private homes (four of which are owned by UVM today). These residences are good representations of the types of buildings constructed for middle class families in Burlington in the late-nineteenth and early-twentieth centuries. These buildings relate to the Area of Significance of **Architecture**.

In 1891, John Heman Converse, a UVM graduate (1861) and president of Baldwin Locomotive, funded the construction of three houses in the vicinity of University Green to house professors and their families, clearly an attempt to help attract talented faculty to UVM. Two were known

¹⁰⁵"Corner Stone Laid." *UVM Notes*, 2, no. 5, June 1906.

¹⁰⁶"Dedication of Morrill Hall." *UVM Notes*, 4, no. 3, December 1907.

¹⁰⁷"The New Greenhouse." *UVM Notes*, 8, no.2, December 1911.

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as the “Converse Cottages.” 475-479 Main Street (#15) and 481 Main Street (#14) (see Figure 20 below). The third house, Mansfield House (#2) at 25 Colchester Avenue, was jointly funded by Converse and Dr. E.H. Williams; the house was originally known as “Williams Cottage.”¹⁰⁸ Each of these houses was designed by Philadelphia architecture and engineering firm Wilson Brothers & Company at a cost of about \$12,000 each, a firm who would go on to design two other buildings on UVM’s campus: the dormitory Converse Hall in 1895 (also funded by Converse) and Williams Science Hall (#6) in 1896 (also funded by Williams). The three houses share rich, Queen Anne stylistic similarities in their varied materials including rusticated stone and false, half-timbering, picturesque forms, large porches, and ornate architectural details.



and the Converse
#LS10667.

The houses were home to relatively prominent professors and their families. For example, 481 Main Street (#14) was the home of Josiah and Emma Votey; Josiah was Professor of Civil Engineering and Superintendent of Buildings and Grounds (1901-1904), while Emma was a music teacher and active member of the Women’s Club movement in Vermont. Despite J. H. Converse’s stipulation that the buildings which he funded be used as UVM professor housing, Josiah Votey was the only member of UVM faculty to reside at 481 Main Street.¹⁰⁹ 475-479 Main Street (#15) housed two

successive Deans of the Department of Arts, J.E. Goodrich and George G. Groat, among other faculty members. 25 Mansfield Avenue (#2) was the home to several professors and their families and from 1946-48, the house was the home of UVM President John S. Millis and his wife Katherine.¹¹⁰

The Sigma Phi House (#28) at 420 College Street is a high-style Colonial Revival-style house built in 1903 for the Sigma Phi Chapter, the first such fraternity house to be constructed specifically for a fraternity’s exclusive use at UVM. It was designed by Marcus T. Reynolds, a member of the Alpha of Massachusetts and celebrated architect who decreed that the house would be an edifice worthy of the Society and lasting ornament to the college and the city.¹¹¹ This statement suggests that the building was designed in part to blend in with the surrounding neighborhood, which was becoming developed by the turn of the 20th century with Colonial Revival-style houses.

¹⁰⁸Charles E. Allen. *About Burlington, Vermont*. (Burlington: Hobart J. Shanley & Co., 1905).

¹⁰⁹*Burlington City Directories*, 1891-1930.

¹¹⁰*Burlington City Directories*, 1946-48.

¹¹¹Frederick C. Bingham. “Alpha of Vermont Chapter House.” www.alphaofvermont.org/the-sig-place/historical-sketch/

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433 Main Street (#20) and 421 Main Street (#19), neighboring houses on Main Street's hill just east of Grasse Mount (#21), were constructed c.1907 and c.1910, respectively on land that had been owned by the Wheeler family. Both buildings were constructed by Harry S. Howard, the son of Oliver Otis Howard, who was a noted Civil War general, a participant in the founding of Howard University in 1867, and the first commissioner of the Freedman's Bureau from 1865 to 1874. Howard purchased a lot encompassing both 433 and 421 Main Streets from the Wheeler family on January 31, 1906.¹¹² 433 Main Street was built as a duplex c.1907, and exemplifies Craftsman-style architecture that was beginning to rise in popularity during this era with elements such as widely overhanging eaves with exposed rafter tails, a recessed entry, shingle cladding, and ornamental bay windows. Howard was undoubtedly aware that this location was ideal to house UVM students and professors, and a review of Burlington City Directories notes that many such people occupied the house over the years. This was the case until noted modernist architect Marcel Beaudin and his wife Vera purchased the home in 1970, where Beaudin would operate his architecture studio until 1994.¹¹³

While 433 Main Street embodies a Craftsman aesthetic, 421 Main Street is decidedly Colonial Revival in style with an entrance porch with portico, paired chimneys with decorative brickwork, symmetrical facades, and a Palladian-style window above the entrance. Howard and his family lived here from 1925 until 1960, and his daughter owned the house until it was sold in 1999. At that point, the house was converted into a multi-family residence and primarily houses UVM students today.



On College Street, two high-style Colonial Revival residences now owned by UVM are good examples of the type of upper middle-class homes built in Burlington around the turn of the twentieth century. At the corner of College Street and South Prospect Street is the Peirce-Spaulding House (#26) and Carriage Barn (#26a), designed and constructed in 1895 for Albert and Delia Peirce by local architect Zachary Taylor Austin on a building lot that was once part of the Wheeler family's property. Albert G. Peirce was a Burlington businessman

who ran the J.S. Peirce and Sons store on Church Street with his father, J. S. Peirce, ultimately taking over the business when Peirce senior retired in 1873.¹¹⁴ After Delia and Albert Peirce passed away in 1918, the house was purchased by Frank D. Spaulding, the second of the two long-term owners of the house. Spaulding was the president of Spaulding and Kimball Co., a wholesale grocer located on 201-209 Battery Street. In February of 1958, UVM purchased the

¹¹²Burlington Warranty Deeds 54:206, January 31, 1906.

¹¹³Burlington Warranty Deeds 201:327, September 29, 1970. Julia Osborne interview, November 2019.

¹¹⁴David J. Blow. *Historic Guide to Burlington Neighborhoods*, 170.

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Peirce-Spaulding House, making it the last piece of private property fronting the University Green to be acquired by UVM.

The Lattie F. Coor House (#28) and Carriage Barn (#28a) are located down the street from the Peirce-Spaulding House on College Street. This house is another example of high-style Colonial Revival architecture, designed and constructed in 1908 by local architect A.I. Lawrence. Also known as the Edward J. Booth house, it was built for Edward Judson Booth, the brother of the noted Canadian lumber and railroad magnate John Rudolphus Booth. In addition to managing John R. Booth's lumber yard and manufacturing business located on Lake Street at Burlington's waterfront, Edward J. Booth served as the president of the Chittenden County Trust Company.¹¹⁵ The Booth family lived in the house until 1950, when it was acquired by the Burlington Roman Catholic Diocese to provide housing for those in the Religious Hospitalers of Saint Joseph working at the nearby DeGoesbriand Memorial Hospital. In 1997, the home was sold to UVM.

Nearby on South Williams Street, yet another prominent Colonial Revival home was built during this era: The Booth House (#30), constructed in 1900 and modified with a larger porch and porte cochere in 1926 by local architect Louis S. Newton. The Booth House has had a strong connection with UVM as it housed several professors and their families in the early-twentieth century. Its first known inhabitants were Professor Arthur D. Butterfield and his family. Butterfield was Assistant Professor of Mathematics and eventual chair of the department.¹¹⁶ Other UVM Professors who lived in this house included Carlton B. Stetson, Professor Pro Tempore of Greek and Arthur B. Myrick, Professor of Romance Languages. Eventually the building became known as the Booth House, named after its longest occupant, John E. Booth. Booth was the nephew of J. R. Booth, a multi-millionaire who made his fortune by running one of the most prominent lumber corporations in Canada, the John R. Booth Lumber Company, with many branches located throughout the United States.¹¹⁷ Booth eventually purchased the Burlington, Vermont agency of his uncle's lumber firm in 1925, renaming it the John E. Booth Lumber Corporation.¹¹⁸ The Booth family occupied the house until 1969 and it was sold to UVM in 1970.

The Henry Lord House (#43) on Colchester Avenue is a large, Queen Anne-style house, built c.1904 as a boarding house by Henry Lord, a janitor at Billings Library, and his wife Minnie Lee Lord. Known as "The Heights," it housed primarily UVM students. The house remained as such until 1911, when the Graduate Nurses' Home bought the property from the Lords. The Graduate Nurses' Association was established July 1, 1900 in order to create a "...permanent registry for the protection of the profession of trained nurses in and about Burlington of said County and State, and through the medical profession to supply the public with a corps of proficient nurses."¹¹⁹

¹¹⁵Prentiss C. Dodge. *Encyclopedia Vermont Biography: A Series of Authentic Biographical Sketches of the Representative Men of Vermont and Sons of Vermont in Other States*. (Burlington, VT: Ullery Publishing Co., 1912).

¹¹⁶*Burlington City Directory* 1901, 86. *The Ariel*. (St. Albans, VT: Press of Cummings Printing Company, 1902), 20.

¹¹⁷*Burlington Daily News*, May 7, 1925.

¹¹⁸"Booth Succeeds Booth." Reprinted from the *Lumberman's Review*, June 1925.

¹¹⁹*Graduate Nurses' Association of Burlington VT: Record Book* (No. 1, 1900-1911), 94.

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While there was a proliferation of new construction during this era, also common was the transformation of older homes into Queen Anne-style homes through extensive remodeling. For example, Nicholson House (#40), built in 1804, was extensively remodeled in 1895 with elaborate Queen Anne details such as bay windows, wavy clapboard and an ornately detailed porch. Allen House (#16), built circa 1830, was remodeled in the mid-1880s in the Queen Anne style with the addition of a bay window, dormers and a porch.

Buckham's presidency marked not only by a period of physical and academic growth and change for UVM; it also defined a period of social change and modernization. For one, women were first admitted into the University in 1871, the year that Buckham assumed the presidency. The entering of women into higher education is significant within the contexts of **Education** and **Social History**, particularly because UVM was at the forefront of this social trend. President James Burrill Angell was a proponent of women's education, and the Trustees voted in August 1871 overwhelmingly in favor of admitting women, the first East Coast University governing body to do so.¹²⁰ In 1872, the first two women enrolled – Lida Mason and Ellen Hamilton – and by 1900, 118 women had graduated from UVM.¹²¹ In 1892, Grasse Mount (#21) was acquired by the University and renovated to become the first women's dormitory on campus. Despite this open reception, women were still treated as second-class students to men, and were encouraged to pursue domestic studies with the implicit understanding that the purpose of higher education was not to obtain a job but, rather, as an enrichment before marriage.

In 1908, the American Home Economics Association (AHEA) was founded by the American Association of University Women and one year later, UVM established its own Department of Home Economics. The first location of this new department was the basement of Morrill Hall (#11) which the first faculty member, Bertha Terrill, reportedly had to clean out to create a classroom.¹²² Over the next three decades, Terrill built her department into a large component of the Vermont Cooperative Extension Service that would be established in 1912. In addition to the popular Home Economics program, most women at UVM studied education after the Education Department was founded in 1911 and, later, nursing when the Department of Nursing was established in 1943.¹²³ In 1921, the former Redstone Estate south of the historic district was purchased by UVM and converted into the women's campus. By the 1920s and 1930s, one historian reports that "... the many activities of the female students in the first decades of the twentieth century gradually altered the climate on campus..."¹²⁴

1911 – 1941: Central Campus Expansion and Modernization

UVM continued to grow and modernize during the 1910s under the leadership of President Guy P. Benton, although the World War I years temporarily disrupted campus life. Benton was a

¹²⁰Constance M. McGovern, "Women at UVM." In Robert V. Daniels, *The University of Vermont: The First Two Hundred Years*, 220.

¹²¹Constance M. McGovern, "Women at UVM," 221.

¹²²*Ibid*, 223

¹²³*Ibid*, 224

¹²⁴*Ibid*, 225

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controversial president not only because he was an advocate for Prohibition but he also restructured the University in a way that troubled many faculty members who comfortable with how the University was run for 40 years under President Buckham. Benton reorganized the academic departments and created three new colleges whose Deans would report to the President himself: the College of Arts and Sciences, the College of Medicine, and the College of Engineering and Mechanic Arts. Two new departments – Education and Home Economics – were incorporated into the College of Arts and Sciences. When the state legislature funded the establishment of the Vermont Cooperative Extension Service, which was related to the Department of Agriculture, home economics was transferred to this program.

No new buildings were constructed within the historic district during Benton's presidency and just two buildings were constructed in the 1910s outside of the historic district: Englesby House (#24) and Garage (#24a) in 1914 and Lambda Iota House (#37), a fraternity house, in 1913. These two buildings are significant within the context of **Architecture**. Englesby House, a high-style Colonial Revival style residence, was built by Dr. William H. Englesby, an eye, nose, and throat physician, and his wife Maude who remained in the house until 1956 when she willed it to UVM. It has been the official home of UVM's presidents since 1959. Both houses exhibit character-defining features of the Colonial Revival style.

During World War I, normal life at UVM was upended. A Students' Army Training Corps (SATC) was formed which occupied the green space behind (to the east of) the buildings on University Place with temporary barracks and training drills. By the end of the war, 470 students had enrolled in SATC and 850 alumni and faculty served in the military. With so many male college students volunteering for military service, female students advanced into new roles and positions on campus. For example, in March 1918, Catherine Casey ('19) became the first woman editor of the *Cynic* (until men returned from duty and replaced her in spring 1919).¹²⁵ Patriotism reigned on campus, particularly as President Benton took a temporary leave of absence from UVM to direct the YMCA education department for the American army in France.¹²⁶ Unfortunately, in the fall of 1918, the influenza epidemic hit Burlington and UVM. Sigma Phi House (#29) was one of two fraternity buildings temporarily utilized as an infirmary in addition to the Royall Tyler Theatre (#9), which at the time was the University gymnasium.¹²⁷ While life at UVM began to return to normal in 1919, President Benton resigned as he decided to stay overseas with the YMCA.

In 1919, Guy W. Bailey was hired as UVM President, a Vermonter and UVM graduate (1900) who served as Vermont Secretary of State from 1908-1917. Bailey had a keen interest in social and child welfare, promoting progressive era social legislation during his time in state government. Bailey's profound impact on the growth and modernization of UVM was due in large part to his ability to secure funding for building campaigns, research, and to help students and the University financially navigate the Depression. Unfortunately, a large research project completed during Bailey's presidency, the first such study at UVM to receive private funding,

¹²⁵Virginia Campbell Downs, "UVM Goes Modern: Student Life in the Collegiate Era." In Robert V. Daniels, *The University of Vermont: The First Two Hundred Years*, 241.

¹²⁶Virginia Campbell Downs, "UVM Goes Modern: Student Life in the Collegiate Era," 241.

¹²⁷*Ibid*, 242

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was the Vermont Eugenics Survey of 1925 - 1936. While Bailey's involvement has been noted as somewhat indirect because his main task was to financially administer the program, a retrospective look at his involvement in the Eugenics Survey led to the removal of his name from the UVM library in 2018.¹²⁸ Previously called the Guy W. Bailey/David W. Howe Memorial Library, it is now the David W. Howe Memorial Library.

Despite this dark era in UVM's history under Bailey's watch, UVM did benefit from Bailey's strong partnerships with donors and building and landscape designers. Anticipating a period of growth, in 1920, Bailey hired landscape architect F.M. Button to draw up the "Plan for University of Vermont at Burlington" (see Figure 22 below).¹²⁹ Button, who hailed from Evanston, Illinois, was hired just two years earlier to complete a "beautification" of the Vermont State Capitol grounds.¹³⁰ The UVM plan included an illustration of what was called "University Park" and a specific planting plan for the green comprised of elm, oak, linden, sugar maple and Norway maple trees. The plan also depicted existing buildings and the locations of future buildings, walkways and roads. While most of the buildings proposed on this plan were not constructed, it seems to emphasize the green space to the rear (east) of the buildings on University Place as the central campus green around which development would occur. On the southern side of this green space is a large area behind Morrill Hall (#11) containing a network of greenhouses and a barn that was utilized by the Department of Agriculture. The former University farm on Main Street is visible in the upper right corner of the image. The plan also depicts a "Proposed Memorial Building including auditorium and common offices" in the location where Ira Allen Chapel (#3) sits today.

¹²⁸"The Eugenics Survey of Vermont: Participants & Partners - Guy W. Bailey (1876-1940)." *Vermont Eugenics: A Documentary History*. <http://www.uvm.edu/~eugenics/partnersf.html>; "UVM Trustees Approve Removal of Bailey's Name from Bailey/Howe Library." https://library.uvm.edu/news/uvm_trustees_approve_removal_bailey%E2%80%99s_name_baileyhowe_library, October 29, 2018.

¹²⁹F.M. Button. "Plan for University of Vermont at Burlington." UVM Land Records Office, Drawer 11, Drawing 11.

¹³⁰State of Vermont Board of Control. "First Report to the General Assembly," 1918, 19-20.

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Figure 22: 1920 "Plan for University of Vermont at Burlington" by F.W. Button. Buildings shaded in darker tan were proposed but not yet built.

Bailey's reception to this plan is unknown, although several years later, he hired the architectural firm McKim, Mead & White to create a similar plan, a firm which created numerous campus planning studies and building designs for UVM between 1925 and 1935. Founded by partners Charles Follen McKim, William Rutherford Mead and Stanford White in 1879, McKim, Mead & White became nationally known for their monumental Beaux Arts, Neoclassical and Colonial Revival designs. After designing the Morningside Heights campus of Columbia University in New York in the late-nineteenth century, they were highly sought after for designing University buildings and campus plans.

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Figure 23: c.1922 plan for University Green by McKim, Mead and White. The proposed chapel on the green is circled.

In the early-1920s, McKim, Mead & White created a plan for the University Green and surrounding buildings that clearly was never executed as it involved constructing a chapel on the south end of the green and another building on the north end of the green (see Figure 23 at left; the chapel location is circled).¹³¹ These two buildings were to be linked via a grand pathway with symmetrically radiating paths converging at several central fountains. This plan would have disrupted the 125-year old park plan of University Green, returning the Green back to the plan of the early-nineteenth century in which buildings were located on the north and south ends. That said, by the time Bailey became president of UVM, the campus' only chapel on the second floor of Old Mill (#7) had become too small so construction of a new campus chapel was a priority.

Instead of building a chapel in the green, the site of the former president's house adjacent to the north of Billings Library (#4) was selected for this building, and the president's house was removed. The substantial building known as Ira Allen Chapel (#3), capable of seating up to 1,100 people, was designed by McKim, Mead & White, the first of six buildings that the firm would design on the UVM campus in the 1920s through the 1940s. Ira Allen Chapel is significant for its **Architecture** because it is the work of a master architectural firm. The chapel has been described as Georgian Revival in its

style and is marked by a monumental portico, a tall and ornate bell tower, and an octagonal dome resting at the intersection of the four gables of its cruciform plan.

The Chapel is named after the founder of UVM, Ira Allen, at the behest of the Chapel's main financier James Wilbur. Ira Allen was a controversial figure in UVM's history and eventually, Allen's involvement with the founding of UVM "faded...as the University developed a sense of its own history..." excluding him altogether.¹³² It was not until 1892 when John Goodrich, an active member in the University's community, first attempted to rehabilitate Allen's reputation

¹³¹McKim, Mead & White. "Suggested Arrangement of Future Buildings, University of Vermont." UVM Land Records Office, Drawer 11, Drawing 16.

¹³²J. Kevin Graffagnino, "A Hard Founding Father to Love." In Robert V. Daniels, *The University of Vermont: The First Two Hundred Years*, 30-31.

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during the centennial celebration at the 1892 commencement by giving an address highlighting the positive affects this community had experienced as a result of the founding father.¹³³

Goodrich also established "Founder's Day" on May 1st (Allen's Birthday), which he described as "'a holiday forever, significant at once of her origin, and of the new life pulsing continually in her veins of perennial and ever burgeoning prime.'"¹³⁴

Goodrich's efforts were continued into the 20th century by James B. Wilbur, an enthusiastic antiquarian that retired to Vermont and devoted himself to collecting and studying all things Ira Allen (see Figure 24; Wilbur is at left).¹³⁵ Wilbur became the University's principal benefactor during this era; in 1921 he donated the bronze Ira Allen Statue (#1a) which stands nearby in the University Green, and over the next few years he paid for the construction of Ira Allen Chapel (#3), a chapel he would not have paid for if it was not guaranteed to be in the founder's name.¹³⁶ Wilbur convinced himself that Allen was the true hero of Vermont and UVM. He wrote his biographies and collected literature and ephemera associated with Ira Allen which he donated to the University. Also, upon his death in 1929, Wilbur donated around three million dollars to the University which is still "the largest bequest in the University's history."¹³⁷ In this description of how the president of the University accepted the terms regarding Ira Allen Chapel, it seemed as if the President was not exactly thrilled about the name but still welcomed Wilbur's generosity.



Figure 24: Laying the cornerstone of Ira Allen Chapel in 1925 with Wilbur at left and Bailey at right. Torrey Hall is visible beyond. UVM Landscape Change Program #LS10559.

Accordingly, Ira Allen Chapel represents a very dynamic and dichotomous history surrounding the founding of the University. If Allen had not been the controversial character that he was, there would have never been a reason for two men to feel the need to exonerate him. Wilbur especially would have had no reason to go to such extraordinary lengths to make sure Allen was not forgotten. Although UVM did not benefit financially from Allen in his day, the inspiration his life ignited in others, such as Wilbur, still brought prosperity and betterment to the University and its community.

Tucked into the northwest corner of Ira Allen Chapel's ell is the John Dewey Memorial (#3a), a headstone marking the cremated remains of John Dewey and his second wife Roberta. Dewey

¹³³J. Kevin Graffagnino, "A Hard Founding Father to Love," 32.

¹³⁴*Ibid*, 32

¹³⁵*Ibid*, 33

¹³⁶*Ibid*, 33

¹³⁷*Ibid*, 33

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was born in Burlington, VT in 1859 and attended UVM, graduating Phi Beta Kappa in 1879. Dewey went on to become one of the most prominent American philosophers, psychologists and educational reformers of the early-twentieth century whose pragmatic, democratic and empirical writings have had a profound influence on education and social reform nationwide and earned him the moniker “America’s Philosopher.”

While at UVM, Dewey studied philosophy under professor H.A.P. Torrey and was influenced by the writings of the late president James Marsh, who believed that a moral life and individualism were not compatible. After UVM, Dewey taught high school and elementary school before receiving his PhD in philosophy from John Hopkins University. Later, Dewey taught at the University of Michigan and at the University of Chicago where he researched primary education through his University of Chicago Laboratory Schools after which he taught philosophy at Columbia University. Dewey died in New York City in 1952, and his choice to be buried on the UVM campus is a tribute to the institution where he had his formative years in the study of philosophy. The headstone is inscribed with a passage from one of his essays entitled “A Common Faith” (1934), one of his later writings which applies his pragmatic philosophical beliefs to religion:

“The things in civilization we most prize are not of ourselves. They exist by grace of the doings and sufferings of the continuous human community in which we are a link. Ours is the responsibility of conserving, transmitting, rectifying and expanding the heritage of values we have received that those who come after us may receive it more solid and secure, more widely accessible and more generously shared than we have received it.”

Dewey believed that education should not be viewed as simply preparation for real life; rather, it should be experiential such that theory and learning happened through living and engaging with the world. President Bailey was a proponent of experiential education, believing that UVM should provide strong career training and engage in research efforts so he devoted resources to the departments that were engaged in such efforts: the Medical College, the Education Department and the Department of Agriculture, the Agricultural Experiment Station and the Vermont Cooperative Extension Service. For example, the 1939 aerial photograph below (Figure 25), looking north within the historic district, shows the network of greenhouses, barns gardens and a mown hayfield behind Morrill Hall (#11) where the students had hands-on training in agriculture and where both students and professors could experiment with new agricultural practices.

The Hatch Act signed by Grover Cleveland in 1887 provided funding for the establishment of Agricultural Experiment Stations, administered by land grant colleges, to conduct research into agriculture and rural life. UVM was awarded annual funding for such research, and the Agricultural Experiment Station is still in operation today. An example research project completed through the Experiment Station in the 1940s was assessing how farmers spend their time completing daily chores such as milking and haying in order to evaluate how they may become more efficient at these tasks through the employment of emerging technologies. Another research project during the 1940s studied different methods of haying during a time when there

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was a transition from horse-drawn methods to mechanical machinery. This study resulted in the production a series of films depicting various methods of harvesting hay during this transitional period when this task was becoming increasingly mechanized.¹³⁸

The Vermont Cooperative Extension Service was founded in 1913 after the Vermont Legislature provided a grant to UVM to fund the program through the College of Agriculture (i.e. the Department of Agriculture). The UVM Agriculture Department had been offering agriculture programming throughout the state for over twenty years. For example, “Better Farming Special Trains” traveled the state delivering lectures, hands-on demonstrations and exhibits with the intention to create continuing learning opportunities for those already working within the agriculture profession. Funding for the newly organized Extension Service was to be used for activities such as the establishment of extension schools, demonstration plots, correspondence courses, lecture series, distributing literature dealing with agriculture, hiring district field agents that would work with the office of farm management of the United States Department of Agriculture, and creating partnerships with other like-minded institutions throughout the state.¹³⁹ Two years later, the federal government offered additional funds to extension services, adding the term *Cooperative* Extension Services to emphasize that these programs were intended to be a joint venture between land grant colleges, the U.S. Department of Agriculture, and local communities. The Extension Service still operates in this cooperative capacity today.

One of the influential projects completed under the Cooperative Extension Service was the establishment of county farm bureaus united under the Vermont Farm Bureau, organized in 1918 as a trade association for agricultural producers.¹⁴⁰ While the Vermont Farm Bureau is no longer a project of the Cooperative Extension Service, the organization still exists today with each county still having its own local farm bureau that provides important advocacy and education services to the agricultural industry.

¹³⁸UVM Libraries Digital Collections. “Hay Harvesting in the 1940s.” <http://cdi.uvm.edu/collection/uvmcdi-uvmcdihayharvesting>

¹³⁹Robert O. Sinclair, “Agricultural Education and Extension.” In Robert V. Daniels. *The University of Vermont: The First Two Hundred Years*, 191.

¹⁴⁰Robert O. Sinclair, “Agricultural Education and Extension,” 191.

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Figure 25: 1939 aerial photograph looking north towards the University Green which has a similar arrangement of pathways as today. The pump house and reservoirs are clearly visible. Note the complex of agricultural buildings behind Morrill Hall (above the reservoirs). UVM Landscape Change Program #LS16551.

In 1939, President Bailey fell ill, just after plans had been announced that a UVM graduate had donated a substantial amount of money for the construction of a new administration building. The cornerstone for this building to be named the Waterman Memorial Building (#27) was laid in early October of 1940 and, two weeks later, Bailey passed away.

With its construction described as “a new era at the University of Vermont,” the Waterman Memorial Building (#27) was designed by New York City architecture firm McKim, Mead and White at a cost of \$1,250,000.¹⁴¹ It was built as a memorial to Charles W. and Anna R. Waterman when UVM became the beneficiary of the estate of Charles W. Waterman upon Anna R. Waterman’s death in 1939, which included \$1.5 million for a new administration building planned to be “one of the largest, best appointed, most modern educational units in New England.” Charles Waterman graduated from UVM in 1885. He made his fortune in Colorado, a state which he would eventually represent as a Senator. Waterman consistently supported his alma mater, serving as a trustee from 1921 to 1925 and leaving two trust funds to the University following the death of his wife in 1939.

¹⁴¹Edward J. Crane, “Building is Product of Bailey Era.” *The Vermont Alumnus*, May 1940.

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Construction began in 1940 after two buildings on South Prospect Street were demolished and another moved south on South Prospect Street to make room for the building which occupied four entire building lots upon completion.¹⁴² In addition, extensive reconstruction of the existing sewer system in this neighborhood was completed to accommodate such a large building. Waterman Memorial Building is a significant and monumental example of Colonial Revival style **architecture** which McKim, Mead and White had already used on several other large buildings on campus including Ira Allen Chapel (#3, 1925), Slade Hall (1928), Fleming Museum (1931) and Southwick Memorial Building (1934).



Figure 26: Early-1940s photograph of Waterman Building looking across the green from University Place. Note the Howard Fountain at left center, aligned with the building's entrance portico. UVM Landscape Change Program #LS10619.

The original interior was designed to accommodate educational, practical and recreational spaces which were meant to “fill a long-felt need at the University.”¹⁴³ The basement housed a four-lane bowling alley, an electrical laboratory, a boiler room, as well as locker and dressing rooms. The ground floor was outfitted with several game rooms, a billiard room, cafeteria, lounges and several bedrooms. The second floor held offices, a library and reading rooms. The third floor again held offices as well as drafting rooms and bedrooms. The fourth and final floor was designed to serve University faculty, providing a meeting room and dining room, as well as bedrooms. This floor also held engineering, drafting and blue-printing rooms.¹⁴⁴ These plans were designed to accommodate primarily male undergraduates as female undergraduates were stationed at the time on the Redstone Campus; the recreational centers at Waterman were created

¹⁴²Edward J. Crane, “Building is Product of Bailey Era,” 170.

¹⁴³*Ibid*, 171.

¹⁴⁴McKim, Mead & White, Revised Waterman Plans, June 1942.

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to supplement those already provided for women at Southwick Memorial Building. The cafeteria was greatly anticipated and “expected to become the central eating place for...male undergraduates.”¹⁴⁵ The drafting and engineering facilities expanded those male-dominated departments, which were struggling to fit within their current structures. The combination of recreation facilities, cafeteria and administrative offices poised Waterman Memorial to be “the center of men’s activities on the campus.”¹⁴⁶

One of Bailey’s lasting contributions to UVM was to increase women’s enrollment at UVM. Whereas Waterman Memorial Building offered a dedicated space for dining, academic study and entertainment for male students only, women had their own campus on the former Redstone estate to the south of the central campus (outside of the historic district). While women were able to enter the workforce and engage in new educational opportunities following early-twentieth century events such as World War I and the Nineteenth Amendment, University women were typically relegated to women’s colleges. Harvard had Radcliffe College, Columbia had Barnard College, and UVM followed suit by establishing the Redstone campus that included dormitories, a gymnasium and recreation building, a dining hall and classrooms. Bailey continued to work with McKim, Mead & White to build a dormitory (Slade Hall, 1928) and a recreation center (Southwick Memorial Building, 1931) at the Redstone campus.

Rivaling Waterman Memorial Building (#27) in size is the Bishop DeGoesbriand Memorial Hospital (#38), formally known today as 1 South Prospect Street and part of the University of Vermont Medical Center. The sprawling hospital building envelops the entire city block along Pearl Street between South Prospect Street and South Williams Street with its multiple additions, making it the largest and most dominant structure in the University Green Historic District. There are six interconnected building units within the hospital complex constructed at different periods. While UVM purchased the facility in 1977, since it opened in 1922 the hospital has always worked with students of the Medical College, although it did not officially create a partnership until the 1940s.¹⁴⁷ The Bishop DeGoesbriand Memorial Hospital relates to the Area of Significance of **Architecture**.

1854, Reverend Louis DeGoesbriand, the first bishop of the new Catholic Diocese of Burlington, purchased a former inn known as the Pearl House located at the southwest corner of the intersection of South Prospect and Pearl Streets at the northwest corner of University Green.¹⁴⁸ He transformed the inn into the Burlington Providence Orphan Asylum and Hospital which was staffed by French-speaking Sisters of Providence.¹⁴⁹ In 1884, when the larger Providence Orphan Asylum was built at 351 North Street, the orphanage and hospital vacated the building and the St. Joseph’s Roman Catholic College was established here, although by 1906, the building had been removed and the land was vacant.¹⁵⁰ Before his death in 1892, DeGoesbriand had willed

¹⁴⁵Edward J. Crane, “Building is Product of Bailey Era,” 171.

¹⁴⁶*Ibid*, 171.

¹⁴⁷*University of Vermont College of Medicine*. Special Collections Library at the University of Vermont: filed under R.747, v52, k38.

¹⁴⁸Vincent E. Feeney, *Burlington: A History of Vermont’s Queen City*, 117

¹⁴⁹Vincent E. Feeney, *Burlington: A History of Vermont’s Queen City* 117. F.W. Beers. *Plan of the City of Burlington, Chittenden Co., Vt.* (New York: F.W. Beers, A.D. Ellis & G.G. Soule, 1869).

¹⁵⁰F.W. Beers. *Plan of the City of Burlington, Chittenden Co., Vt.*; G.M. Hopkins, *Map of the City of Burlington, Vermont*. (Philadelphia, PA: C.M. Hopkins, 1890).

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this property to the Diocese; in March of 1905 the same land was conveyed to the Fanny Allen Hospital by the Diocese but was once again in the possession of the Diocese by 1924.¹⁵¹ It is likely that the hospital removed the former building in anticipation of the construction of a new hospital building on this location.

In 1910 Reverend Joseph J. Rice of Springfield, Massachusetts was named the third Bishop of Burlington. Bishop Rice shared DeGoesbriand's vision for a hospital for the people of Burlington and in 1922 it was announced that the Diocese would build a new hospital on this location and the structure would be named in DeGoesbriand's dedication. Ground was broken for the new building in April of 1922.¹⁵² The first corner stone was laid in June of 1923, and patients were admitted into the one-hundred and eighty-eight room hospital in September of 1925.¹⁵³ The building was designed by Maginnis & Walsh, a Boston architecture firm who designed Catholic churches, schools and hospitals in the Boston area in the 1920s and 1930s, including the Basilica of The National Shrine of the Immaculate Conception, the largest Catholic church in North America. Local Burlington business Kieslich Construction Company constructed the building.



Figure 27: c.1950 postcard of DeGoesbriand Hospital, prior to construction of the Rehabilitation Center, Arnold Pavilion and Clinical Addition. Old Hall is at left and St. Joseph's Pavilion is at right.

Shortly after opening its doors, it became evident that the hospital was not large enough to properly service the people of Burlington. The first building addition on the DeGoesbriand Hospital, begun in 1944, was called the St. Joseph's Pavilion which doubled the size of the hospital and included a prenatal nursery, an isolation suite, laboratories and operating rooms, a

waiting room and cafeteria, as well as a new chapel.¹⁵⁴ In 1958, in a barn on the hospital's land, the DeGoesbriand Hospital opened its first school of nursing for the nuns of the diocese. That same year, the Rehabilitation Center was constructed on the northwest side of St. Joseph's Pavilion. This Rehabilitation Center is one of Burlington's most intact and characteristic International-style buildings, designed by local architect Julian Goodrich. In addition to the rehabilitation center, it housed the new Jeanne Mance School of Nursing, which would later merge with UVM. Two years later, the Arnold Pavilion was constructed on the west side of St. Joseph's Pavilion.

¹⁵¹Burlington City Land Records Vol. 37, p. 248 and Vol. 52 p. 375

¹⁵²Catholic Diocese of Burlington Collection. *History of Bishop DeGoesbriand Hospital*. The Catholic Diocese of Burlington Collection, St. Michaels College Library Archives, 1987.

¹⁵³*Ibid.*

¹⁵⁴Sister Margaret Nolin. *Memoirs of the Founding of the Bishop DeGoesbriand Hospital*. The Catholic Diocese of Burlington Collection, St. Michaels College Library Archives, 1987.

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Whereas the Bishop DeGoesbriand Hospital (#38) is a substantial building that contributes to the institutional feeling of the historic district, several residential-scale buildings were constructed in the neighborhood surrounding the University Green in the 1920s. These buildings were not initially owned by UVM but, rather, represented the continued growth of Burlington during this era.

439 College Street (#25) was built as a fraternity house in 1923 for Phi Delta Theta whose UVM chapter was established in 1879. Significant within the context of **Architecture**, the building was designed by architect William McLeish Dunbar, himself a Phi Delta Theta alumnus at his alma mater Cornell University in Ithaca, New York where he taught architecture in the 1920s and 1930s. For the fraternity building, Dunbar adopted a design which created a functional building that was rooted in its setting, much like the earlier two fraternities included in the historic district, Sigma Phi House (#29) and Lambda Iota House (#37), which were residential-scale buildings in residential neighborhoods.¹⁵⁵ His design for the UVM building was documented in an article for *Architectural Forum* in the May 1928 issue. The building utilizes local Vermont materials and adopts a simple but elegant arrangement of interior spaces that reflect their various functions. As stated in the *Architectural Forum* article, there were 25 rooms “all of course arranged in the most practical manner of construction in the most economical fashion.”¹⁵⁶ At the same time, Dunbar explains in the article that Greek design concepts and motifs, such as pediments, fluted pilasters, broad frieze bands, dentilated cornices, and the repetition of the Greek key motif both inside and outside was an attempt to create an elegant building that reflected the Greek Revival style prevalent throughout the building’s Burlington neighborhood.¹⁵⁷

28 S. Williams Street (#33) and 34 S. Williams Street (#32) are neighboring houses constructed in 1924 and 1926, respectively. They are typical of the brick Colonial Revival style houses constructed for middle class families in this neighborhood during the early-twentieth century and, like most houses in this neighborhood near UVM, they have consistently had close ties to the University (28 S. Williams Street is owned by UVM today). The first known occupant of 28 S. Williams Street is Mary McGreevy, a widow, who lived in the house and accommodated boarders for almost 40 years. Many of the boarders were UVM students, although some were factory workers and managers.¹⁵⁸

Like everywhere in the United States, the devastating effects of the Great Depression were felt in Burlington and at UVM. UVM President Guy Bailey managed UVM’s potential crisis by not raising faculty salaries and, in order to maintain enrollment levels, by securing donors to fund students’ tuition who may have dropped out for lack of money. Like Mary McGreevy, others, particularly single or widowed women, operated boarding houses in their homes. For decades, widow Margaret L.H. Smith ran a boarding house in her home Bittersweet House (#17) which she had purchased in 1928. Although she sold the building to UVM in 1940, she lived there until

¹⁵⁵William McLeish Dunbar. “Phi Delta Theta Fraternity House, University of VT.” *Architecture Forum*, May 1928; 697.

¹⁵⁶William McLeish Dunbar. “Phi Delta Theta Fraternity House, University of VT,” 697.

¹⁵⁷*Ibid*, 697.

¹⁵⁸H.A. Manning Co., *Burlington City Directories*. (Springfield, MA: H.A. Manning Co., 1927, 1938, 1965).

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her death in 1961. Smith was a published author and close friend of Warren P. Austin, the first United States delegate to the United Nations. Her writings gained her international acclaim, and she received letters of praise from international politicians for her writings on hope and peace.

The single Depression-era building constructed in the historic district is the Elihu B. Taft School (#34) which was built in 1938 and served as an elementary school until 1980. The funds and land for the school's construction were bequeathed to the City of Burlington by Taft in his will; he designated that the land and money be used to construct a school and if/when the property was no longer being used as a school, "it was to be used as a shelter for older homeless men."¹⁵⁹ Additional funding in the form of a grant totaling \$111,272 was provided for the school was provided by the Public Works Administration (PWA).¹⁶⁰ Frank Lyman Austin of Burlington, VT, an architect and builder, designed the Taft School in the Colonial Revival style. Significant under the theme of **Architecture**, the building is typical of schools built during this era with monumental entrances and large banks of windows. Austin's work in Burlington includes 443 Main Street, within the University Green Historic District (#19), Champlain School (1909), Memorial Auditorium (1927), Burlington Jr. High School (Old) (1925), Burlington State Armory (1929), and the YMCA Building (1932). He also designed schools, civic buildings, and libraries throughout the state.

Under President Guy Bailey, a new trend in UVM's growth would emerge: UVM's acquisition of former private residents in the neighborhood surrounding University Green. During the Depression, this was a less expensive means for expanding the amount of student housing, faculty offices and department headquarters. As UVM saw tremendous growth in the 1940s through 1960s following World War II, the University would purchase additional properties such that most of the former residences within the historic district in the vicinity of University Green are owned by the University. The transformation of these private homes into University buildings and dormitories had little visual effect on the residential character of the neighborhood, as most of these buildings were preserved to appear as homes.

The Benedict House (#39) was purchased by UVM in 1934 and renovated to house the History Department and its neighbor, Nicholson House (#38) was bought by UVM in 1939 for offices and student housing. Allen House (#16) was bought in 1936 from the Allen family who had owned the house since 1880. Given the name "Allen House" shortly after it was purchased, it was extensively renovated and modernized to be used as a cooperative dormitory for women until 1967. Finally, under Bailey's watch, 70 S. Williams Street (#31) was purchased in 1940 and renovated to house the UVM Music Department. The Music Department had occupied a building that was removed in 1940 to construct the Waterman Memorial Building (#23).

Another trend present in the historic district in the early-twentieth century was the construction of outbuildings and automobile garages. While some of the larger nineteenth and early-twentieth century homes were built with carriage barns or garages, many such outbuildings were added once the automobile became more accessible and popular to middle class families. Examples of

¹⁵⁹Diane Derby. "Homeless Seek More Rooms." *Burlington Free Press*, August 26, 1989, 1B.

¹⁶⁰"Elihu B. Taft School (former), Burlington, VT." *The Living New Deal*. Department of Geography, University of California. <https://livingnewdeal.org/projects/taft-school-burlington-vt/>

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early-twentieth century garages added to older homes include: c.1935 Bittersweet Garage (#17a); c.1915 447 Main Street Garage / Carriage Barn (#18a); c.1926 Booth House Garage (30a); and the c.1920s 415 Pearl Street Garage (#35a). Early-twentieth century carriage barns and garages that were built concurrently with their respective houses include: 1914 Englesby Garage (#24a); 1895 Peirce-Spaulding Carriage Barn (#28a); and the 1926 34 S. Williams Street Garage (#32a).

1941 – 1970: Mid-Twentieth Century Growth

Despite the growth and prosperity of UVM during the Bailey era, the Depression and previously hidden University debt under Bailey threatened the viability of UVM. The University was spared and able to remain open due to a two-year loan granted by the Vermont legislature in 1941 and \$150,000 in donations from students, faculty, alumni and University friends.¹⁶¹ However, UVM's troubles in the 1940s would continue following the United States' formal entry into World War II on December 8, 1941.

So many students left campus to serve in the military that enrollment was halved during the war years; enrollment dropped from nearly 1,400 in 1940 to less than 900 in 1944.¹⁶² Even women left UVM to serve in the Women's Army Corps (WAC) and to enlist in the Women's Reserve of the United States Naval Reserve, although the number of women on campus outnumbered men during this era.¹⁶³ To recoup the loss in revenue due to decreased enrollment, President Jack Millis, who served after Bailey, secured the arrival of U.S. Army Air Corps cadets to take courses and practice drills. Women who resided in the three Redstone campus dormitories were asked to temporarily leave so that the cadets could occupy the dormitories.

The Waterman Memorial Building (#27) of 1941 is the last building to have been constructed in the historic district, although new wings were added to existing buildings within the districts period of significance at the DeGoesbriand Memorial Hospital (#38) and Old Mill (#7) (although the historic Old Mill wing is no longer extant). After World War II and throughout the 1940s through 1960s, the central campus in the vicinity of University Green grew through the acquisition of former private residences. As the UVM campus expanded to the south and east to areas outside of the historic district, several buildings within the district were renovated and repurposed for new uses in the 1960s.

¹⁶¹Virginia Campbell Downs, "UVM Goes Modern." In Robert V. Daniels, *The University of Vermont: The First Two Hundred Years*, 250

¹⁶²T.D. Seymour Bassett. "The Many-sided University, 1941-1991." In Robert V. Daniels, 273.

¹⁶³Virginia Campbell Downs, "UVM Goes Modern," 251.

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Figure 28: 1954 aerial photograph looking southeast within the historic district. While the pathway arrangement on University Green (at center) is intact today, the green had a proliferation of American Elm trees which are no longer extant. UVM Landscape Change Program #LS09977.

Wheeler House (#23) was acquired by UVM in 1944 for use as an infirmary serving University students. When Wheeler House went on the real estate market in 1943, UVM did not have the funds to purchase the house that had been so closely tied with the University since its construction.¹⁶⁴ Instead, L. J. Schildhouse, an individual interested in real estate development, purchased the house with the likely intention to redevelop the lot.¹⁶⁵ Worried about potentially losing the historic house, a group of faculty, friends and alumni of the University created a group to prevent the loss of the building, “preserving from exploitation one of Burlington’s finest old homesteads.”¹⁶⁶ The group was given a short-term option to buy it and sufficient funds had to be raised by April 1, 1944 in order to purchase the building and donate it to UVM for use as an infirmary to “fill a serious gap in the University’s service.”¹⁶⁷ The funds for the purchase were raised in time, and Wheeler House was renovated for its new purpose as an infirmary named the “Wheeler House - Wasson Memorial Infirmary.” The infirmary was named for Pearl Randall

¹⁶⁴“A Proposal To Acquire a Site for the Wasson Memorial Infirmary at the University of Vermont,” Wheeler House/Wasson Infirmary building file, UVM Special Collections.

¹⁶⁵Robert Strunk. *Vermont Sunday News*, November 21, 1971.

¹⁶⁶ “A Proposal To Acquire a Site for the Wasson Memorial Infirmary at the University of Vermont.”

¹⁶⁷*Ibid.*

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Wasson, the first Dean of Women at UVM.¹⁶⁸ The 1944 blueprints for this renovation show a treatment room, doctor's office, nurse's quarters and waiting room on the first floor, as well as the kitchen, dining room and toilets. The second floor had four men's bedrooms, six women's bedrooms, nurse's quarters, a serving room and multiple closets and bathrooms.¹⁶⁹

After the War, enrollment at UVM spiked, in part due to returning veterans taking advantage of the G.I. Bill which offered financial incentives to attend high school, college or vocational school. By 1946-47, enrollment had reached 2,006 students, the highest in the University's history at that point.¹⁷⁰ To accommodate this growing student population, four new dormitories designed by McKim, Mead & White were built: Coolidge Hall, a women's dormitory on Redstone Campus, and Buckham, Chittenden and Wills Halls to the east of University Row and outside of the historic district. While the campus expanded to the east and south, the central campus around University Green did not change during this era.

It was not until 1956, under the leadership of president Carl W. Borgmann, that UVM began to purchase additional private residences near University Green. The Col. Stephen Pearl House (#42) became the UVM Medical Building Annex. Beginning in 1920, it was occupied by medical organizations, offices, and labs. The first such tenants were the Vermont State Board of Health, the Vermont Anti-Tuberculosis Association and the Vermont State Lab of Hygiene.¹⁷¹ In 1925, the Vermont Department of Public Health moved into the building as well and, by 1949, the building was listed in City Directories as the State Health Building.¹⁷² The Englesby House (#24) remained in the Englesby family from 1914 until Maude Englesby passed away and willed the house to UVM in 1956. It was immediately used as a women's dormitory until 1958, when it was converted into the house of the University president. The first president to occupy the house was John Fey, the seventeenth president of UVM from 1958 to 1964.

Fey presided over a period of growth when the baby boomer population began to enter UVM. During Fey's presidency, an ambitious building program ensued leading to the construction of some of UVM's largest buildings including the Howe Memorial Library, Patrick Gymnasium and Gutterson Fieldhouse, six residence halls, and several other academic buildings. Three former residences within the historic district were purchased by UVM during Fey's presidency. The Peirce-Spaulling House (#26) was purchased by UVM in 1958, the last piece of private property fronting the University Green to be acquired. It was initially used to house alumni activities and the offices of Public Relations and Development.¹⁷³ UVM bought 146 South Williams Street (#22) in 1959 which has housed a variety of University departments and uses. Bittersweet House (#17) was purchased by UVM in 1940 by Margaret L.H. Smith, who had lived there since 1928, although she retained a lifetime residency clause so that she remained in the house until her death in 1961 when the property transferred to UVM. The Booth House (#30)

¹⁶⁸"UVM Infirmary Plans." *The Burlington Free Press*, February 9, 1944, 4.

¹⁶⁹"1944 Plans for Wasson Infirmary, Wheeler House, University of Vermont; "Wheeler Residence is Acquired by UVM For Use As Infirmary." *Burlington Free Press*, April 17, 1944, 9.

¹⁷⁰Seymour Bassett, "The Many-sided University: 1941-1991." In Robert V. Daniels, *The University of Vermont: The First Two Hundred Years*, 274.

¹⁷¹*Burlington City Directory*, 1925.

¹⁷²*Burlington City Directory*, 1949.

¹⁷³"UVM Purchases Spaulling Property." *Bulletin of the University of Vermont*, February 15, 1958.

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is the last private home within the historic district's period of significance to be acquired by UVM which occurred in 1970. Following the sale, extensive renovations were done to the house to convert it into the University of Vermont Alumni House and, later, the Development Office.

Four additional former residences within the historic district were acquired by UVM after the end of the historic district's period of significance in 1970. These include the Henry Lord House (#43) in 1981, 34 South Williams Street (#32) in 1988, the Lattie F. Coor House (#38) in 1997, and 439 College Street (#25) in 2019. The purchase of these buildings by UVM reflects the continued growth of the University throughout the, latter part of the twentieth century.

Three buildings in the historic district underwent renovations in the 1960s to accommodate new uses, although these adaptive reuse projects did not have a significant effect on the visual appearance of these properties. By the 1950s, Billings Library (#6) was recognized as too small to house the University's book collection, and plans were underway in 1957 to construct a four-story addition to the rear of the building. Rather than build this addition, however, a new library was constructed on campus to the southeast of Billings Library in 1961 (outside of the historic district). Beginning in 1962, Billings Library was renovated by Burlington architecture firm Barr, Linde and Hubbard to serve as the new student center known as the Billings Center. The project involved removing the two-story book stacks from the main north book room, adding a glass enclosed mezzanine to the rear, and converting the basement areas into a coffee shop and offices.¹⁷⁴ In 1984, the Billings Center was greatly expanded with new wings as part of the Billings-Ira Allen Student Center.

In 1969, John Dewey Hall (#41) was converted from the Medical College building to the headquarters of the Psychology Department. In 1941, after the Waterman Building (#27) was erected, the offices of the University president and administrators that had been housed in the Medical College building moved into Waterman.¹⁷⁵ The move of the administration out of the Medical College gave much needed space to the school for their pathology, bacteriology, physiology, and pharmacology departments. However, by the 1960s it was apparent that the solution to the space problem was going to be a new medical college building. The University decided to construct a Medical Science Center and turn over the Medical College building to the Psychology Department, which by then had also grown quite large.

The laboratories, dissecting rooms, lecture rooms, library, lounge room, museum, and the corridors previously utilized by the Medical College were all renovated. In the basement, the student lounge was converted into the Behavioral Therapy Center. The lecture hall on the second and third floors is all that remains of Willcox's original interior design. The fourth floor, like the others, was renovated and is currently a restricted research area. Upon completion of the renovations on November 10, 1969, the building was rededicated to UVM alumnus John Dewey, a prominent philosopher, educator and psychologist.

¹⁷⁴*Burlington Free Press*, "Billings Library Taking Shape As Student Center," April 5, 1962.

¹⁷⁵*Vermont Alumni Magazine*, May 6, 1940, p. 173.

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While the west portion of Royall Tyler Theatre and Central Utility Plant (#12) was not renovated for use as a new theater until 1973, the eastern portion of the building, the 1911 addition, was converted into the Central Heating Plant in 1969. The open, utilitarian space of this portion of the building was well adapted into a space for mechanical equipment. In 1970, the first of two gas-fired steam boilers were installed, and a new network of underground distribution pipes delivered steam heat to central campus buildings and over the past 50 years, continuous expansions and upgrades to the heating system have occurred.

Despite renovations, and the change of uses and ownership of many buildings, the University Green Historic District retains a collection of buildings, objects, and sites that convey the history of UVM from its founding in 1790 to 1970. Architecturally, the district is invaluable and unusual for the visual coherence it achieves despite the disparity of building size and styles. The area around the green has served as the primary focus for higher education in Vermont for more than two centuries, and the buildings function as visual and physical documentation of the history of UVM and the city of Burlington.

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Burlington Weekly Free Press, March 28, 1828.

Lookout, "Painted on the Hill," December 1986-January 1987.

The Lumberman's Review. "Booth Succeeds Booth," June 1925.

Northern Sentinel, February 18, 1825.

Northern Sentinel. "Medical Lecture." January 27, 1826.

Northern Sentinel. "Medical Lectures of the University of Vermont." July 18, 1828.

The Vermont Alumnus, January 1939.

UVM Notes, 2, no. 5. "Corner Stone Laid." June 1906.

UVM Notes, 4, no. 3. "Dedication of Morrill Hall." December 1907

UVM Notes, 8, no. 2. "The New Greenhouse." December 1911.

Vermont Centinel, June 18, 1801.

_____, July 7, 1809.

_____, July 9, 1813.

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- **Figure 28.** 1954 aerial photograph looking southeast within the historic district. University of Vermont Landscape Change Program (file #LS09977). Section 8, page 58.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ previously listed in the National Register

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☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☒ recorded by Historic American Buildings Survey #VT-108 (Billings Library)
☐ 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 61.2

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

Vertex ID	Latitude	Longitude
A	44.480735	-73.203362
D	44.475189	-73.203378
JJ	44.474556	-73.198366
K	44.475765	-73.197333
U	44.48069	-73.198273
Y	44.481206	-73.200813

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

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The boundary of the University Green Historic District is delineated on the sketch map accompanying the nomination form. The boundary is consistent with the original 1975 historic district nomination, with two exceptions:

- The boundary line between points P and Q has been pushed further east approximately 65 feet so that Old Mill Annex and Lafayette Hall, the two modern additions of Old Mill (#7), are not intersected by the boundary line and excluded from the historic district.
- The original boundary line that existed between points F and I has been slightly adjusted to include 447 Main Street Garage / Carriage Barn (#18a) and 433 Main Street Garage (#19a), components of two contributing resources of the historic district. The boundary has generally been pushed south approximately 40 feet between points F and HH. Points G and GG form an additional southerly expansion that is approximately 55 feet south of points FF and H which follows the southerly parcel boundary of the property at 447 Main Street (#18).

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the University Green Historic District is consistent with the original 1975 historic district nomination. The minute historic district boundary adjustments detailed above is to correct two problems with the previous boundary that resulted in the omission of two outbuildings and the passage of the boundary through a portion of a building.

11. Form Prepared By

name/title: Britta Tonn, Kaitlin O'Shea, and Nicole Benjamin-Ma
 organization: VHB
 street & number: 40 IDX Drive, Building 100, Suite 200
 city or town: South Burlington state: VT zip code: 05404
 e-mail: btonn@vhb.com
 telephone: (802) 391-5578
 date: April 22, 2020

name/title: John Crock, PhD and Kathleen Kenny
 organization: University of Vermont Consulting Archaeology Program
 street & number: 111 Delehanty Hall
 city or town: Burlington state: VT zip code: 05405
 e-mail: John.Crock@uvm.edu
 telephone: (802) 655-4310
 date: April 22, 2020

University Green Historic District (AD)
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name/title: Professor Thomas Visser, Sara Gredler, Caitlin Meives, Constance Kent, Jean Innamorati, Kimberly Smith, Katelyn Lepore, principal authors of 2015 nomination draft. Additional research and writing contributed by Leslie Allen, Katie Briscoe, Lisa Crompton, Kerry Davis, Andrew Evick, Sarah Farley, Stacey Gibson, William Grenier, Lucy Hamer, Erin Hammerstedt, Jenna Lapachinski, Jen Parsons, Rachel Peterson, Christine Prevolos, David Provost, Robyn Sedwick, Melissa Smith, Julie Senk and William Thrane.

organization: University of Vermont Historic Preservation Program

street & number: Wheeler House, 133 South Prospect Street

city or town: Burlington state: VT zip code: 05405

e-mail: histpres@uvm.edu

telephone: (802) 655-3180

date: April 22, 2020

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.)

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.

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Photo Log

Name of Property: University Green Historic District

City or Vicinity: Burlington

County: Chittenden

State: Vermont

Photographer: Britta Tonn and Kaitlin O'Shea

Date Photographed: June 18, 2019; October 14, 2019; October 28, 2019; November 4, 2019; January 15, 2020; and March 3, 2020

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

- VT_Chittenden County_University Green Historic District_001: University Green with Williams Science Hall (#6) at left, Old Mill (#7) at right and Ira Allen Statue (#1c) at right foreground. Looking east.
- VT_Chittenden County_University Green Historic District_002: University Green with Williams Science Hall (#6) at left, Old Mill (#7) at right at Howard Fountain (#1b) at left foreground. Looking east.
- VT_Chittenden County_University Green Historic District_003: University Green north end with Marquis de Lafayette Statue (#1a) at left. Looking south.
- VT_Chittenden County_University Green Historic District_004: University Green with Howard Fountain (#1b) at center and Waterman Building (#27) at right. Looking southwest.
- VT_Chittenden County_University Green Historic District_005: University Green central portion. Looking north.
- VT_Chittenden County_University Green Historic District_006: University Place with University Green at left. Looking north.
- VT_Chittenden County_University Green Historic District_007: University Green with Waterman Building (#27) at right and Peirce-Spaulding House (#26) at left. Looking northwest.
- VT_Chittenden County_University Green Historic District_008: University Green north end with Main Street at right and University of Vermont Class of 1923 Marker (#1d) at center right. Looking east.

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- VT_Chittenden County_University Green Historic District_009: University Green north end looking towards 475-479 Main Street (#15) at right, 481 Main Street (#14) at center, Pomeroy Hall (#13) at left and University of Vermont Class of 1923 Marker (#1d) at center left foreground. Looking northwest.
- VT_Chittenden County_University Green Historic District_010: Mansfield House (#2). Looking southeast.
- VT_Chittenden County_University Green Historic District_011: Ira Allen Chapel (#3) primary façade. Looking northeast.
- VT_Chittenden County_University Green Historic District_012: Ira Allen Chapel (#3) north ell and John Dewey Gravesite (#3a). Looking southeast.
- VT_Chittenden County_University Green Historic District_013: Torrey Hall (#4). Looking northeast.
- VT_Chittenden County_University Green Historic District_014: Billings Library (#6). Looking northeast.
- VT_Chittenden County_University Green Historic District_015: Torrey Hall (#4, far right), Ira Allen Chapel (#3, center rear) and Billings Library (#5, left). Looking north.
- VT_Chittenden County_University Green Historic District_016: Williams Science Hall (#6). Looking east.
- VT_Chittenden County_University Green Historic District_017: Old Mill (#7). Looking northeast.
- VT_Chittenden County_University Green Historic District_018: Old Mill (#7), rear of north side. Looking southwest.
- VT_Chittenden County_University Green Historic District_019: Old Mill (#7) detail of John Purple Howard statue in niche and UVM Boulder (#8). Looking east.
- VT_Chittenden County_University Green Historic District_020: Royall Tyler Theatre and Central Utility Plant (#9). Looking east.
- VT_Chittenden County_University Green Historic District_021: Morrill Hall (#11). Looking northeast.
- VT_Chittenden County_University Green Historic District_022: Main Street Pump House (#12) and North Reservoir (#12a). Looking south.

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- VT_Chittenden County_University Green Historic District_023: Pomeroy Hall (#13). Looking southwest.
- VT_Chittenden County_University Green Historic District_024: 475-479 Main Street (#15) at right and 481 Main Street (#14) at left. Looking southeast.
- VT_Chittenden County_University Green Historic District_025: Allen House (#16). Looking southeast.
- VT_Chittenden County_University Green Historic District_026: Bittersweet House (#17). Looking northwest.
- VT_Chittenden County_University Green Historic District_027: 447 Main Street (#18) and garage (#18a) at left. Looking southwest.
- VT_Chittenden County_University Green Historic District_028: 433 Main Street (#19) and garage (#19a) at left. Looking southwest.
- VT_Chittenden County_University Green Historic District_029: 421 Main Street (#20). Looking southwest.
- VT_Chittenden County_University Green Historic District_030: Grasse Mount (#21) north façade. Looking south.
- VT_Chittenden County_University Green Historic District_031: Grasse Mount (#21) east facades. Looking west.
- VT_Chittenden County_University Green Historic District_032: 146 South Williams Street (#22). Looking northeast.
- VT_Chittenden County_University Green Historic District_033: Wheeler House (#23). Looking northwest.
- VT_Chittenden County_University Green Historic District_034: Wheeler House (#23) at right and Wheeler Carriage Barn (#23a) at left. Looking northeast.
- VT_Chittenden County_University Green Historic District_035: Englesby House (#24). Looking southeast.
- VT_Chittenden County_University Green Historic District_036: 439 College Street (#25). Looking southwest.

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- VT_Chittenden County_University Green Historic District_037: Peirce Spaulding House (#26) and Peirce Spaulding Carriage Barn (#26a) in left background. Looking northwest.
- VT_Chittenden County_University Green Historic District_038: Waterman Building (#27). Looking northwest.
- VT_Chittenden County_University Green Historic District_039: Lattie F. Coor House (#28) and Carriage Barn (#28a) at rear. Looking north.
- VT_Chittenden County_University Green Historic District_040: Sigma Phi House (#29). Looking northeast.
- VT_Chittenden County_University Green Historic District_041: Booth House (#30). Looking northeast.
- VT_Chittenden County_University Green Historic District_042: 70 S. Williams Street (#31). Looking northeast.
- VT_Chittenden County_University Green Historic District_043: 34 S. Williams Street (#32) at right and 28 S. Williams Street (#33) at left. Looking southeast.
- VT_Chittenden County_University Green Historic District_044: Taft School (#34). Looking northeast.
- VT_Chittenden County_University Green Historic District_045: 415 Pearl Street (#35). Looking southeast.
- VT_Chittenden County_University Green Historic District_046: Moore-Woodbury House (#36). Looking northwest.
- VT_Chittenden County_University Green Historic District_047: Lambda Iota House (#37). Looking west.
- VT_Chittenden County_University Green Historic District_048: Bishop DeGoesbriand Hospital (#38) Old Hall. Looking west.
- VT_Chittenden County_University Green Historic District_049: Bishop DeGoesbriand Hospital (#38) Old Hall (right), St. Joseph's Pavilion (center) and Arnold Pavilion (left). Looking north.
- VT_Chittenden County_University Green Historic District_050: Bishop DeGoesbriand Hospital (#38) Rehabilitation Center. Looking southwest.

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- VT_Chittenden County_University Green Historic District_051: Benedict House (#39) at left and Nicholson House (#40) at right. Looking northwest.
- VT_Chittenden County_University Green Historic District_052: Dewey Hall (#41). Looking northwest.
- VT_Chittenden County_University Green Historic District_053: Col. Stephen Pearl House (#42). Looking northwest.
- VT_Chittenden County_University Green Historic District_054: Henry Lord House (#43). Looking northeast.

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.

**Vermont Division for Historic Preservation
Agency of Commerce and Community Development**

One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620-0501
<http://accd.vermont.gov/historic-preservation>

[phone] 802-828-3211
[fax] 802-828-3206

September 21, 2020

Mary O'Neil
Principal Planner, City of Burlington
mconeil@burlingtonvt.gov

**RE: Proposed National Register of Historic Places Nomination Update
University Green Historic District, Burlington, VT**

Dear Ms. O'Neil:

We are pleased to inform you that the above-referenced action will be considered by the Vermont Advisory Council on Historic Preservation at its meeting on **October 22, 2020**. The University Green Historic District was listed in the National Register of Historic Places in 1975, and this update is being done to document changes that have taken place within the district over the past 45 years. This public meeting will be conducted via videoconference and you are welcome to participate in the discussion. For your convenience, a draft copy of the National Register nomination will be posted online at: <http://accd.vermont.gov/historic-preservation/identifying-resources/nrhp/pending>.

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Listing of this property provides recognition of its historic importance and assures protective review of federal projects that might adversely affect its character. If this property is listed in the National Register, certain federal investment tax credits for rehabilitation and other provisions may apply. Listing in the National Register does not mean that the federal government will place limitations on this property, nor are public visitation rights required of owners. The federal government will not attach restrictive covenants to this property or seek to acquire it.

Nomination of this property to the National Register is being requested by the University of Vermont. As part of the nomination process, the Vermont Division for Historic Preservation is required to notify in writing the Certified Local Government (CLG) Commission of our intent to bring the nomination before the



Vermont Advisory Council on Historic Preservation. Please complete the attached "CLG Final Review & Recommendation Report" and submit it to our office prior to October 22, 2020.

If, after reviewing the draft nomination, you have any questions about its content or the next steps in the listing process, please do not hesitate to contact me at 802-585-8246 or devin.colman@vermont.gov. All comments and/or questions must be submitted to our office at least one day prior to the date of the Advisory Council meeting. If you would like to attend the meeting on October 22, 2020, please contact me for information regarding the meeting agenda and how to access the videoconference.

Sincerely,

VERMONT DIVISION FOR HISTORIC PRESERVATION



Devin A. Colman
State Architectural Historian

Enclosures: Results of National Register Listing
 National Register Criteria for Evaluation

RESULTS OF NATIONAL REGISTER LISTING

In addition to honorific recognition, listing in the National Register of Historic Places results in the following:

- Consideration in planning for federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal Planning process;
- Eligibility for certain tax provisions. Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures;
- Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and
- Qualification for Federal grants for historic preservation, when funds are available.
- Owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that no Federal monies are involved.
- National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.
- National Register listing does not lead to public acquisition or require public access.
- A property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object.
- National Register listing does not automatically invoke local historic district zoning or local landmark designation.

For answers to Frequently Asked Questions about the results of National Register listing, please visit:

<http://www.nps.gov/nr/faq.htm#benefits>

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

The National Park Service developed these criteria to guide the evaluation of buildings, structures, objects, sites and districts for inclusion in the National Register of Historic Places. For more detailed information, please visit: <http://www.nps.gov/NR/PUBLICATIONS/bulletins/nrb15/>

Mary O'Neil

From: Linda E. Jones <linda.e.jones@gmail.com>
Sent: Monday, February 22, 2021 12:38 PM
To: Mary O'Neil
Subject: 40 Kingsland Terr. 2/2021

[WARNING]: This email was sent from someone outside of the City of Burlington.

To Mary O'Neil and the Design Advisory Board,

I am resubmitting photographs of our Western view from 2 Tower Terrace towards the backyard of 40 Kingsland Terrace. Some of newly submitted photographs have red lines and boxes indicating where the new building will fall in our site line. The winter photos show our beautiful and rare view of the lake as well as the shores of New York. Sunsets & fireworks are also showcased through this "postcard" lake view of ours. This western view is paramount and central to our home in both the large living area (see below) and the new master bedroom. The house itself, all of main rooms and deck are all oriented towards the Western view. This view of a tree and foliage-filled offering us both privacy and peace. This, along with the lake view, will be lost and replaced with a building that is close to our house. Just feet away from the hedge and fence that separates our small yard, lovely garden- the only usable space for gathering outside- this house will tower over us in the yard and impose its large presence as we try to enjoy our deck. Due to our slightly higher elevation, we would literally be eye level with the second floor of this new structure from our deck and living area. This new building would not only be incredibly imposing- it would literally BE IN OUR FACE!

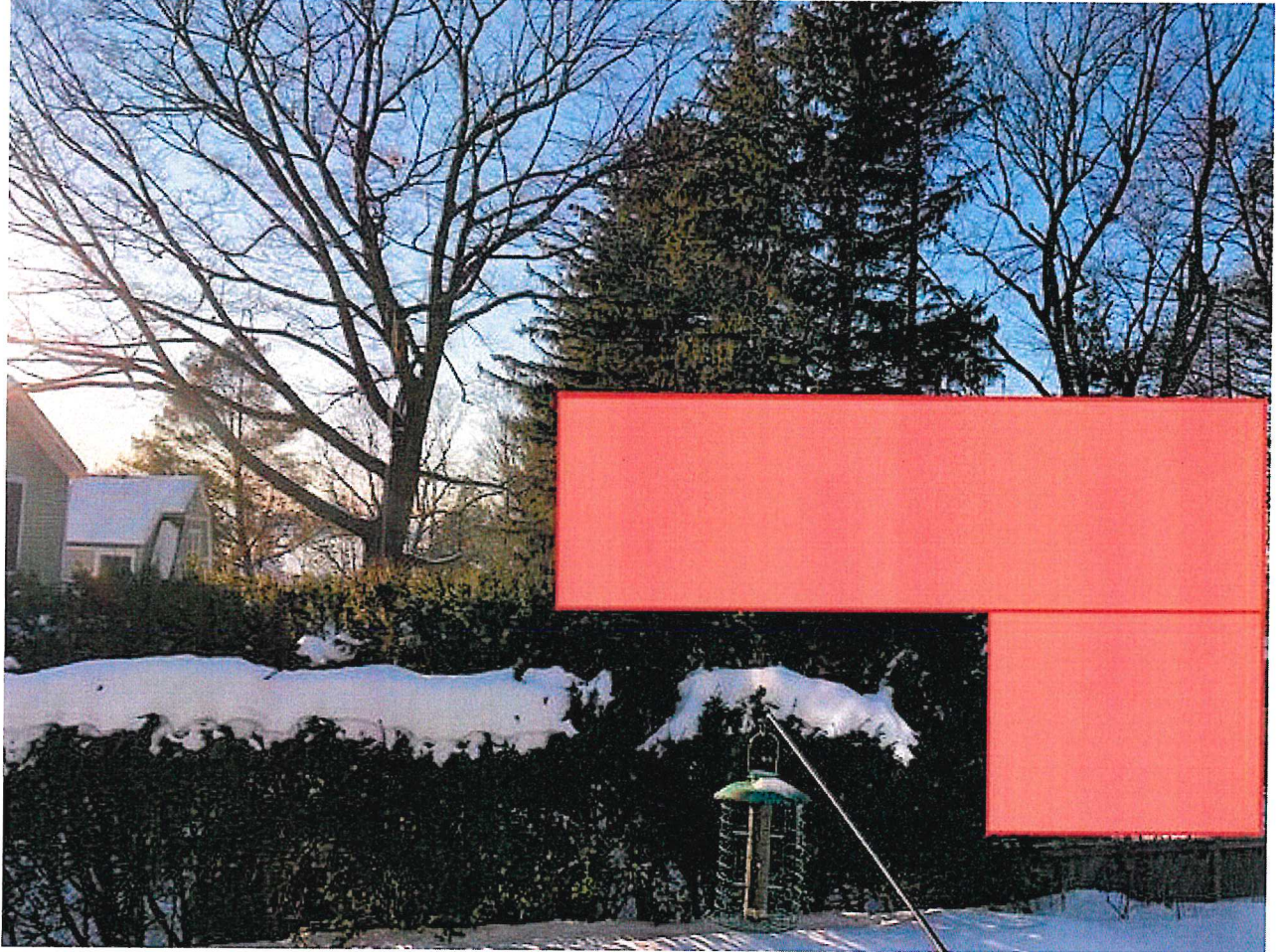
While we enjoy Kellen & Katy as our neighbors and can support converting the garage into a one-story bungalow, we can NOT support the building of a two story structure- essentially in our backyard. The placement of this building would obstruct our views, greatly affect our sense of privacy and impede our ability to enjoy the small yard and deck that we do have. Please know our house is on a very tiny footprint and the western backyard is the only usable part for gardening and gathering along the large hedge that runs along 40 Kingsland property. The deck overlooks this small yard and garden. The negative impact on us, those that live in this house, cannot be understated and this encroachment will negatively impact us in ways we have yet to discover. The intrusion this building will bring to us and our lives is great on every level. Esthetically, physically. It will impact our psyches as well our emotional well-being as we grieve over what has been lost. Our property value will most certainly be adversely affected. On so many levels this would be incredibly difficult to live with and STARE at every day! We live in that room and the West side of the house. Our beautiful, new master bedroom has bigger windows (replacing small hayloft single pane windows) facing the west so that we may better enjoy our current peaceful view of the trees, green landscape, historic architecture and the lake. This new second story building would drastically and adversely change our landscape, the value of our property, and many important aspects of our lives as well as our well-being. We, who have lived this house have called home for over 27 years. Our nest. Where we raised our children, (one born in the house) and have lovingly restored this 1890 carriage house over many years. We have MUCH invested in this cherished house. The view being one of its most valuable assets. PLEASE. Do NOT allow this two story building to be built in the yard of 40 Kingsland terrace and essentially in our back yard.

Most Sincerely,

Linda E. Jones (and Mark Stephenson)
2 Tower Terrace, Burlington VT 05401

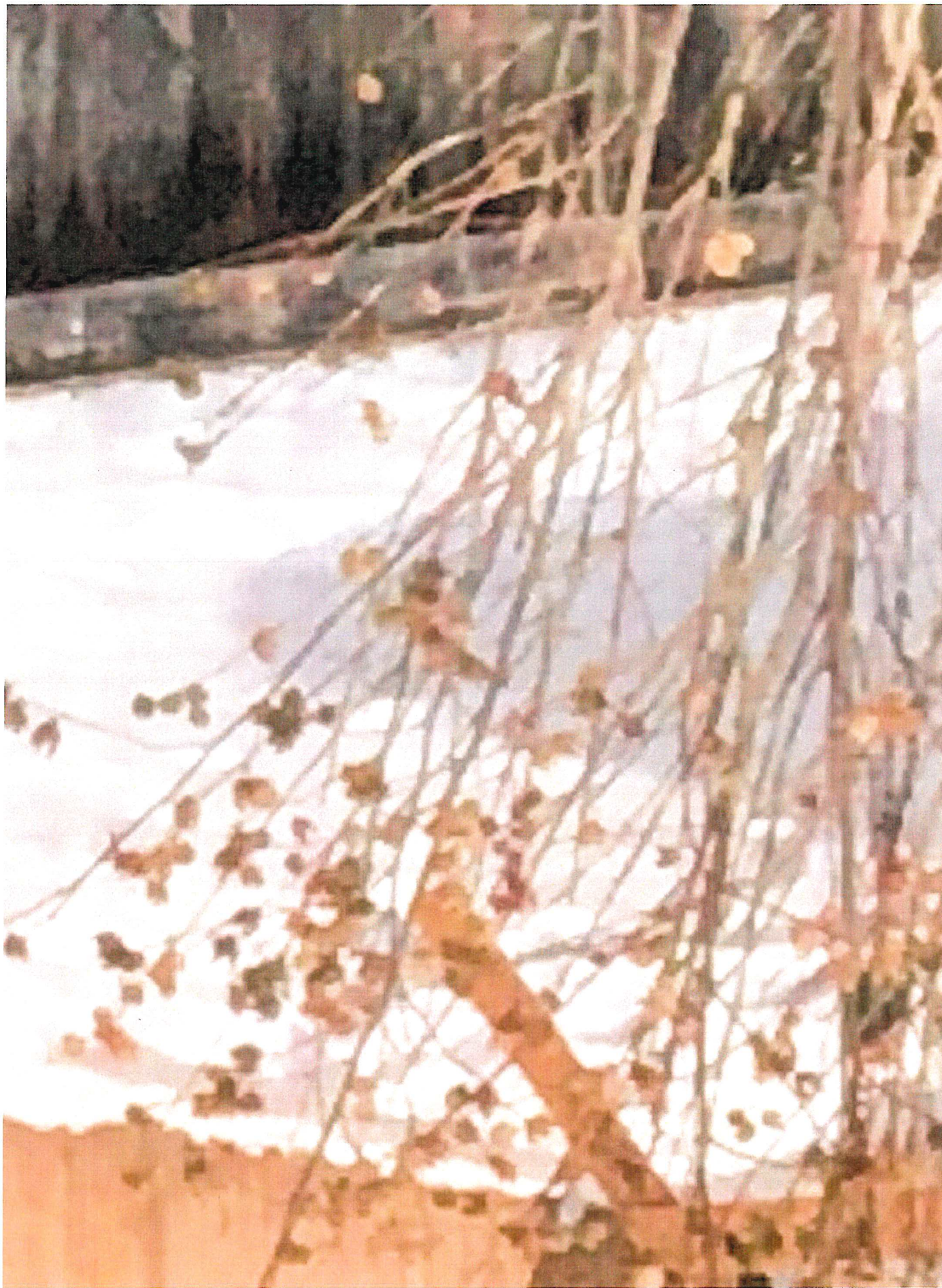
Below are all views facing West from our house (2 Tower Terrace) & the backyard/garage of 40 Kingsland Terrace:

First floor: Boxes indicate approximate location of new building showing all that will be lost.





First floor: View from our living room couch (first floor) and deck. All this will be totally lost & replaced with new building face just feet away



First Floor: view from our living room couch. Gone. Replaced with a building face.





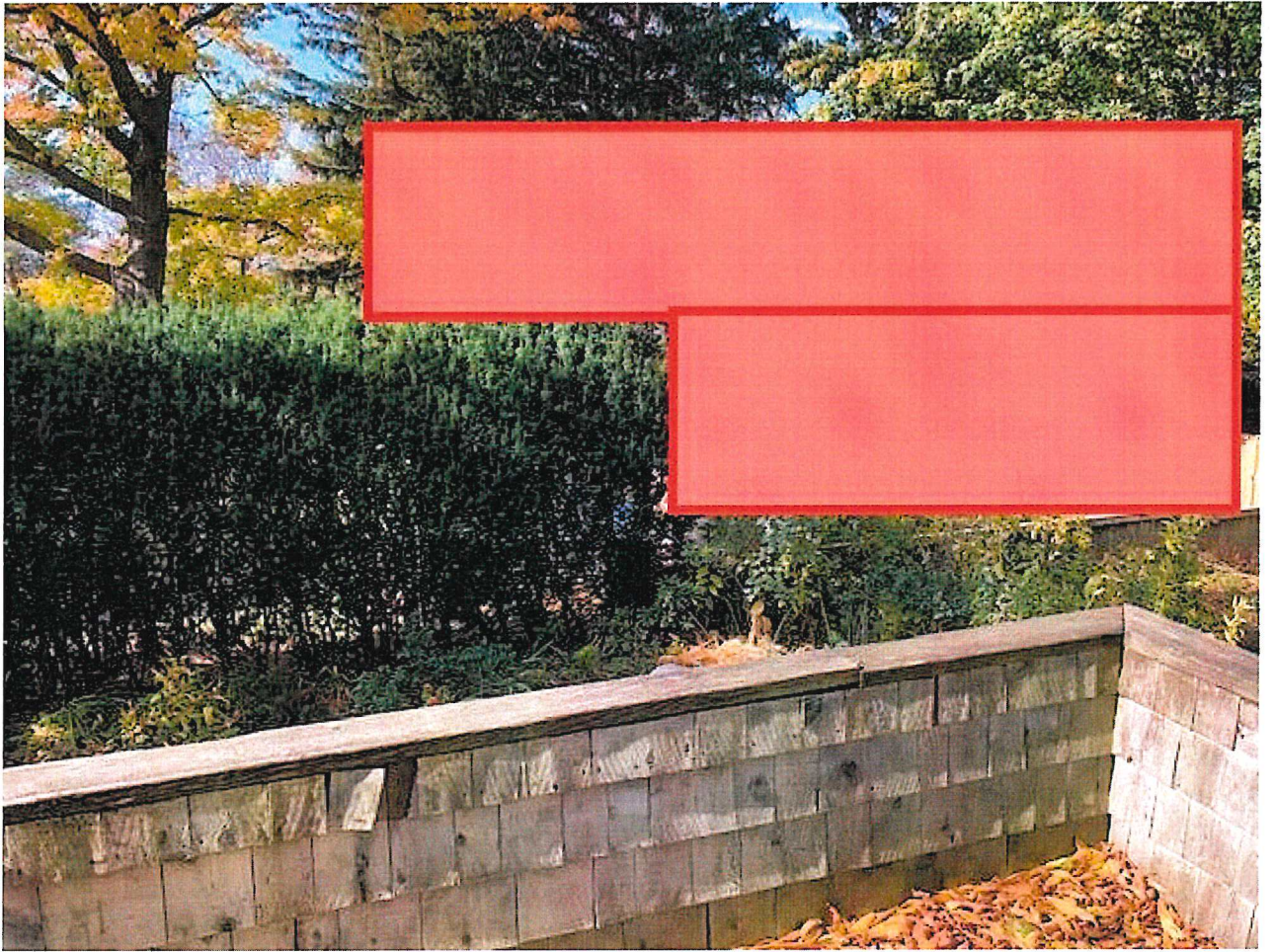
First floor: View from our deck. Note eye level of second story window of Kingsland T.



First Floor: View from our deck. Red line indicates height & width of new building



New building



Western view from our kitchen/living/dining



What will be lost.



The Western view is the centerpiece of our whole living area (kitchen, dining, living room)

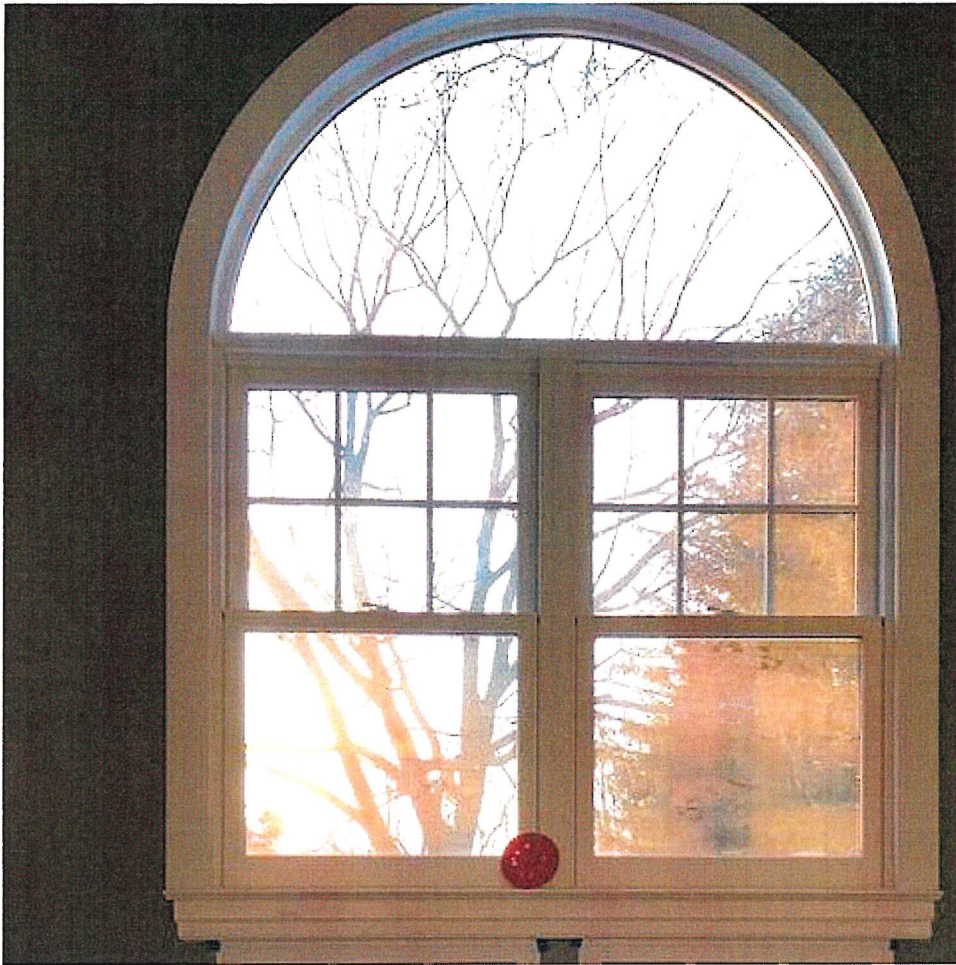


Second Floor: View from bedroom. Red line indicates height & width of new building





New Master Bedroom with windows (in process) facing West. View from right window will be gone.





Mary O'Neil

From: Mark Stephenson <Mark@vtenergy.com>
Sent: Monday, February 22, 2021 12:32 PM
To: Mary O'Neil
Cc: Linda E. Jones
Subject: RE: 40 KINGSLAND TERRACE PROJECT

WARNING: This email was sent from someone outside of the City of Burlington.

Dear Design Advisory Board:

I appreciate the opportunity to express our concerns regarding this project. The precedent established by this project and others like it, creates a troubling trend for our neighborhood and for Burlington as a whole.

This project as it stands subdivides our immediate neighbor's property and proposes to build a 1300 sq. ft. home in their backyard. This project should not be allowed to move forward without recognizing and taking into account the impact socially and financially on adjoining properties. The attraction to this neighborhood is the connection to a park like setting among the back yards that was established over 100 years ago and has been protected ever since from debilitating development. Surrounding properties that have developed carriage barns and backyard structures have done so with minimal impact on neighboring properties without altering view sheds and diminishing the value of neighboring properties.

Built as a one story structure this proposed development would continue to honor the historical development standards that have been observed for the past 120 years. The first floor of the two story design includes about 30% of stairwell and the remaining space is a parking garage. Keep in mind that the current parking garage has been largely empty for the past 25 years that we have lived next door including the current residents.

Even with the goal of increasing population density in the downtown area parking requirements for developments have been reduced and the push or trend has been to downscale dependence on automobiles and parking

Back Side

structures. Champlain College is a prefect example in our immediate neighborhood. When they looked to increase their footprint in the area the neighbors spoke loudly and clearly that cars, parking lots, and parking structures would not be part of the development. To build a dorm with 20 new students could have the same impact as 20 additional homes built in our backyards without the proper design criteria and guidance. Imagine if Champlain College had built a dorm that included a parking garage instead of developing a transportation plan that mirrored the goals of the city and the neighbors. Failure to do so would have reduced the quality of life and the value of the neighborhood.

This discussion is about one thing , a parking garage. Without it a one story structure would meet the goals of all the neighbors. With a parking garage this development clearly diminishes our quality of life and property value. Respectfully we ask that this project be judged by the same standards that have guided the city's and neighbor's transportation and quality of life goals and that this project be redesigned as a one story home and delete the parking garage.

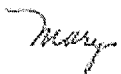
Sincerely, Mark Stephenson
2 Tower Terrace
Burlington, VT

From: Mary O'Neil <MCOneil@burlingtonvt.gov>
Sent: Tuesday, December 8, 2020 2:19 PM
To: Mark Stephenson <Mark@vtenergy.com>
Subject: RE: KINGSLAND TERRACE

Hello Mark,

The Kingsland Terrace review is stalled at present, waiting for revised plans. It will not be heard on the 15th (but our obligation was to warn it ahead of time as required for a Conditional Use/Variance.) We will inform the Board that the project hasn't made it through DAB review yet, and it will be deferred until they complete that review.

I am largely working remotely. Email is the best way to communicate, and provides a written record of communication.



From: Mark Stephenson <Mark@vtenergy.com>
Sent: Tuesday, December 08, 2020 2:16 PM
To: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: KINGSLAND TERRACE

Hi Mary,

I was a concerned party / neighbor of the proposed development of the garage at the top of Kingsland Terrace who spoke at the Zoom hearing a week or so ago. I received a post card late last week regarding a hearing on December 15th for the project. Has that been postponed given the findings of the advisory board? Also have a couple of points of clarification on that project. Is there a time when I might be able to call you for a brief clarification.

Thanks, Mark

Cell: 802-373-9048

Mark Stephenson

www.vtenergy.com

802-658-6055

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188

Eric Morrow, Chair
Matt Bushey, Vice Chair
Ron Wanamaker
Karyn Norwood
Emily Morse
Jay White, Alternate
Kathleen Ryan, Alternate



DESIGN ADVISORY BOARD

Tuesday February 23, 2021

Remote Meeting via Zoom

Present: Eric Morrow, Ron Wanamaker, Karyn Norwood, Jay White, Emily Morse

Absent: Matt Bushey, Kathleen Ryan (alternate)

Staff present: Mary O'Neil

Applicants and guests present: Kellen Brumstead (owner, 40 Kingsland Terrace), Linda Jones, Mark Stephenson (owners, 2 Tower Terrace)

Session I – 3:00 PM – 3:30 PM

1. 21-0358CA/CU; 40 Kingsland Terrace (RL, Ward 6S) Kellen Brumsted

Demolish existing garage (listed on the National Register); construct new 660 sf. garage with Accessory Dwelling Unit (ADU).

Emily Morse, as representative of Lewis Creek Design/Build, is recused from review of this agenda item

Motion by Jay White: I move we request the applicant to redesign as a one-story structure to be in scale with the neighborhood, even slightly larger to allow for additional storage.

2nd – Ron Wanamaker

Vote 3-1 (Eric Morrow votes nay; Emily Morse recused from review.)

Motion carries.

Session II – 3:30 PM – 4:00 PM

2. 21-0662CA; 153 Locust Terrace (RL, Ward 5S) William Clark, Katherine Zephir, Windows & Doors by Brownell

The applicants have revised their application, and therefore the project no longer requires review by the DAB. Removed from this agenda.

Session III – 4:00 PM – 4:30 PM

3. Historic Preservation Review Committee

Review of updated University Green Historic District nomination

HPRC votes in support of the revised and updated University Green Historic District. After signature by a committee representative, the Final Review and Recommendation Report will be forwarded to the Mayor's office for his signature and then forwarded to the Vermont Division for Historic Preservation.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).