REDSTONE HISTORIC DISTRICT

Burlington

STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05609

OFFICE OF THE SECRETARY (802) 828-3211

FRANK G. MCDOUGALL, JR., SECRETARY

DEPARTMENTS OF:
Economic Development 828-3221
Economic Fax No. 828-3258
Housing & Community Affairs 828-3217

DIVISIONS OF:
Administration 828-3231
Historic Preservation 828-3226
Vermont Travel Division 828-3236
Film Bureau 828-3236
Travel Fax No. 828-3233
Vermont Life Magazine 828-3241

January 3, 1992

Mayor Peter Clavelle
Office of the Mayor
City Hall
Burlington, Vermont 05401

Re: Redstone Historic District, Burlington

Dear Mayor Clavelle:

On August 15, 1991, the Division for Historic Preservation sent you a letter notifying you that the Redstone Historic District was being considered for nomination to the National Register of Historic Places. We are pleased to inform you that the Redstone Historic District has now been officially entered on the National Register.

If you have any questions regarding this action, please feel free to contact Elsa Gilbertson in this office.

Sincerely,

Eric Gilbertson
Director/Deputy State
Historic Preservation Officer

cc: Ken Lerner

STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05609

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Vermont Life Magazine 828-3241

January 3, 1992

Arthur R. Hogan, Jr.
Executive Director
Chittenden County Regional Planning Commission
P.O. Box 108
Essex Junction, Vermont 05452

Re: Redstone Historic District, Burlington

Dear Mr. Art Hogan:

On August 15, 1991, the Division for Historic Preservation sent you a letter notifying you that the Redstone Historic District was being considered for nomination to the National Register of Historic Places. We are pleased to inform you that the Redstone Historic District has now been officially entered on the National Register.

If you have any questions regarding this action, please feel free to contact Elsa Gilbertson in this office.

Sincerely,

Eric

Eric Gilbertson
Director/Deputy State
Historic Preservation Officer

STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05609

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Vermont Life Magazine 828-3241

January 3, 1992

The University of Vermont
Administration and Facilities Services
109 South Prospect Street
Burlington, Vermont 05405

Re: Redstone Historic District, Burlington

Dear University of Vermont:

On August 15, 1991, the Division for Historic Preservation sent you a letter notifying you that the Redstone Historic District was being considered for nomination to the National Register of Historic Places. We are pleased to inform you that the Redstone Historic District has now been officially entered on the National Register. Congratulations!

If you have any questions regarding this action, please feel free to contact Elsa Gilbertson in this office.

Sincerely,

Eric Gilbertson
Director/Deputy State
Historic Preservation Officer

STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05609

OFFICE OF THE SECRETARY (802) 828-3211

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January 3, 1992

City of Burlington
Office of the City Clerk
City Hall
Burlington, Vermont 05401

Re: Redstone Historic District, Burlington

Dear City of Burlington:

On August 15, 1991, the Division for Historic Preservation sent you a letter notifying you that the Redstone Historic District in Burlington was being considered for nomination to the National Register of Historic Places. We are pleased to inform you that the Redstone Historic District has now been officially entered on the National Register. Congratulations!

The City of Burlington owns two structures within this historic district--the high service water tower (built 1880-81, 1890-91) and the elevated high service water tank (built 1934-35).

If you have any questions regarding this action, please feel free to contact Elsa Gilbertson in this office.

Sincerely,

Eric Gilbertson
Director/Deputy State
Historic Preservation Officer

RECEIVED DEC 9 1991

United States Department of the Interior

NATIONAL PARK SERVICE
P.O. BOX 37127
WASHINGTON, D.C. 20013-7127

IN REPLY REFER TO:

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places. For further information call 202/343-9542.

NOV 22 1991

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 11/11/91 THROUGH 11/16/91

KEY State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number NHL Status, Action, Date, Multiple Name

FLORIDA, INDIAN RIVER COUNTY, Old Palmetto Hotel, 1889 Old Dixie Hwy., Vero Beach, 91001650, NOMINATION, 11/13/91
ILLINOIS, COLES COUNTY, McFarland House, 895 Seventh St., Charleston, 91001690, NOMINATION, 11/14/91
ILLINOIS, HANCOCK COUNTY, LaHarpe City Hall, 207 E. Main St., LaHarpe, 91001689, NOMINATION, 11/14/91
ILLINOIS, TAZEWELL COUNTY, Delavan Commercial Historic District, 307, 309--324, 400, 401, 404--410, 412 and 414 Locust St., Delavan, 91001687, NOMINATION, 11/14/91
ILLINOIS, WILL COUNTY, Flanders House, 405 W. Main St., Plainfield, 91001688, NOMINATION, 11/14/91
KENTUCKY, WEBSTER COUNTY, Webster County Courthouse, Courthouse Square, Dixon, 91000924, NOMINATION, 8/08/91
LOUISIANA, EAST CARROLL PARISH, Byerley House, jct. of Lake and Ingram Sts., Lake Providence, 91001681, NOMINATION, 11/13/91
LOUISIANA, ST. MARTIN PARISH, Patin House, 219 W. Bridge St., Breaux Bridge, 91001680, NOMINATION, 11/13/91
NEW YORK, NASSAU COUNTY, Long Island Rail Road Station at Farmingdale, Along LIRR tracks between Farmingdale and Forest Aves., Farmingdale, 91001677, NOMINATION, 11/13/91
NEW YORK, OSWEGO COUNTY, Ames, Leonard, Farmhouse, 5707 Main St., Mexico, 91001630, NOMINATION, 11/14/91 (Mexico MPS)
NEW YORK, OSWEGO COUNTY, Arthur Tavern, jct. of Clarke Rd. and NY 16, Arthur, 91001632, NOMINATION, 11/14/91 (Mexico MPS)
NEW YORK, OSWEGO COUNTY, Chandler, Peter, House, 5897 Main St., Mexico, 91001626, NOMINATION, 11/14/91 (Mexico MPS)
NEW YORK, OSWEGO COUNTY, Fowler--Loomis House, 6022 Main St., Mexico, 91001628, NOMINATION, 11/14/91 (Mexico MPS)
NEW YORK, OSWEGO COUNTY, Mexico Academy and Central School, 5805 Main St., Mexico, 91001633, NOMINATION, 11/14/91 (Mexico MPS)
NEW YORK, OSWEGO COUNTY, Red Mill Farm, 7177 Red Mill Rd., Colosse vicinity, 91001629, NOMINATION, 11/14/91 (Mexico MPS)
NEW YORK, OSWEGO COUNTY, Slack Farmstead, 5174 Row Rd., Mexico vicinity, 91001627, NOMINATION, 11/14/91 (Mexico MPS)
NEW YORK, OSWEGO COUNTY, Thayer Farmstead, 5933 Church St., Mexico vicinity, 91001631, NOMINATION, 11/14/91 (Mexico MPS)
PENNSYLVANIA, ALLEGHENY COUNTY, Coraopolis Armory, 835 Fifth Ave., Coraopolis, 91001695, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, ALLEGHENY COUNTY, Hunt Armory, 324 Emerson St., Pittsburgh, 91001697, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, CAMBRIA COUNTY, Cambria City Historic District, Roughly bounded by Broad St., Tenth Ave. and the Conemaugh R., Johnstown, 91001706, NOMINATION, 11/14/91
PENNSYLVANIA, CHESTER COUNTY, South Brook Farm, jct. of Street Rd. and Bird Rd., East Marlborough Township, London Grove, 91001710, NOMINATION, 11/14/91
PENNSYLVANIA, COLUMBIA COUNTY, Berwick Armory, 201 Pine St., Berwick, 91001692, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, DAUPHIN COUNTY, Harrisburg 19th Street Armory, 1313 S 19th St, Harrisburg, 91001696, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, ERIE COUNTY, Hamot, Pierre S. V., House, 302 French St, Erie, 91001707, NOMINATION, 11/14/91
PENNSYLVANIA, FAYETTE COUNTY, Connellsville Armory, 108 W. Washington St, Connellsville, 91001694, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, INDIANA COUNTY, Indiana Armory, 621 Wayne Ave., Indiana, 91001698, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, LANCASTER COUNTY, Lancaster Armory, 438 N. Queen St, Lancaster, 91001699, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, LEHIGH COUNTY, Bethlehem Armory, 301 Prospect St., Bethlehem, 91001693, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, LYCOMING COUNTY, Williamsport Armory, 1300 Penn St., Williamsport, 91001704, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, MONTGOMERY COUNTY, Old Pottstown Historic District (Boundary Increase), High St. between Hanover and Franklin Sts., Pottstown, 91001715, BOUNDARY INCREASE, 11/14/91
PENNSYLVANIA, PHILADELPHIA COUNTY, 32nd St. and Lancaster Ave. Philadelphia Armory, jct. of 32nd St. and Lancaster Ave., Philadelphia, 91001703, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, PHILADELPHIA COUNTY, Ogontz Hall, 7175--7165 Ogontz Ave., Philadelphia, 91001708, NOMINATION, 11/14/91
PENNSYLVANIA, PHILADELPHIA COUNTY, Special Troops Armory, 5350 Ogontz Ave., Philadelphia, 91001702, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, PHILADELPHIA COUNTY, YMCA of Germantown, 5722 Greene St., Philadelphia, 91001709, NOMINATION, 11/14/91

PENNSYLVANIA, SCHUYLKILL COUNTY, Pottsville Armory, 502 N. Centre St., Pottsville, 91001701, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
PENNSYLVANIA, SOMERSET COUNTY, Windber Historic District, Roughly bounded by the borough line, Cambria Ave., 28th St. and the Big Paint Cr., Windber, 91001705, NOMINATION, 11/14/91
PENNSYLVANIA, UNION COUNTY, Lewisburg Armory, US 15 S of jct. with PA 45, East Buffalo Township, Lewisburg vicinity, 91001700, NOMINATION, 11/14/91 (Pennsylvania National Guard Armories MPS)
SOUTH DAKOTA, LAWRENCE COUNTY, Furois General Store, jct. of Center and Second Sts., St. Onge, 91001623, OWNER OBJECTION, 11/14/91
SOUTH DAKOTA, LAWRENCE COUNTY, Headlee, J. C., House, Emma St., St. Onge, 91001622, OWNER OBJECTION, 11/14/91
SOUTH DAKOTA, LAWRENCE COUNTY, Woodmen Hall, jct. of Center and Second Sts., St. Onge, 91001619, NOMINATION, 11/14/91
TEXAS, BEXAR COUNTY, Smith--Young Tower, 310 S. St. Mary's St., San Antonio, 91001682, NOMINATION, 11/13/91
TEXAS, HARRIS COUNTY, Nairn, Forrest A., House, 1146 Heights Blvd., Houston, 87002256, NOMINATION, 11/12/91 (Houston Heights MRA)
TEXAS, POTTER COUNTY, Central Presbyterian Church, 1100 Harrison St., Amarillo, 91001649, NOMINATION, 11/13/91
VERMONT, CHITTENDEN COUNTY, Redstone Historic District, S. Prospect St., Burlington, 91001614, NOMINATION, 11/14/91

The following property was entered on a previous list as being located in an incorrect county. The following correction apply:

NEW YORK, ERIE COUNTY, Buffalo, Rochester & Pittsburgh Railroad Station,
227 W. Main St., Springville 91001669. NOMINATION 11/7/91.

STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05609

DEPARTMENTS OF:
Economic Development 828-3221
Economic Fax No. 828-3258
Housing & Community Affairs 828-3217

OFFICE OF THE SECRETARY (802) 828-3211

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Vermont Life Magazine 828-3241

September 27, 1991

Carol D. Shull, Chief of Registration
National Register Branch, Interagency Resources Division
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

Enclosed please find the National Register nomination for the following:

Redstone Historic District
Burlington, Chittenden County, Vermont

This property is being submitted under the Historic Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

Sincerely,

Eric Gilbertson
Director/State Historic Preservation Officer

EG/EG

Enclosures

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: Redstone Historic District

other names/site number: Buell, Andrew A., Estate; Redstone Campus, University of Vermont

2. Location

street & number: South Prospect Street — [N/A] not for publication

city, town: Burlington — [N/A] vicinity

state: Vermont code: VT county: Chittenden code: 007 zip code: 05405

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[ ] private	[ ] building(s)	5	3 buildings
[X] public-local	[X] district		sites
[X] public-State	[ ] site	2	structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	7	3 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [ ] See continuation sheet.

Signature of certifying official — Date: 9/27/91

Vermont State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] entered in the National Register.
[ ] See continuation sheet.

[ ] determined eligible for the National Register. [ ] See continuation sheet.

[ ] determined not eligible for the National Register.

[ ] removed from the National Register.

[ ] other, (explain:) _____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
domestic/single dwelling	education/education-related housing
agriculture/agricultural outbuilding	education/college
education/education-related housing	industry/water works

7. Description

Architectural Classification (enter categories from instructions)

Romanesque
Colonial Revival
Shingle Style

Materials (enter categories from instructions)

foundation Granite
walls Sandstone
Brick
roof Slate
other Shingle
Marble

Describe present and historic physical appearance.

See continuation sheets for full text of description.

☒ See continuation sheet

Located at the summit of Burlington's hillside neighborhood overlooking the Green Mountains to the east and Lake Champlain to the west, the structures of the Redstone Historic District stretch around the outer perimeter of a broad U-shaped green. Now serving as the University of Vermont's Redstone Campus, the five academic buildings and three residence halls include the Richardsonian Romanesque and Shingle Style buildings of the original Buell Estate and the 20th century university buildings which range in style from the Colonial Revival buildings of the early women's campus to the more recent International and Brutalist Style buildings of the 1960s and 70s. The buildings of the original estate and the early 20th century women's campus dominate the landscape as focal points around the green. The sympathetic siting of the three later non-contributing building has not upset the historic integrity of the district. Both the character and feeling of the original estate's landscape remains.

Rising from the hill in the district's northeast corner are the city's old brick water tower (#4) built in 1880-81 and the taller, elevated steel tank (#3) built to replace it in the mid-thirties. From the hilltop where its four largest buildings are sited, the district's open, gradually sloping terrain extends westward to a low, redstone wall bordering South Prospect Street and is landscaped with scattered clumps of planted trees and overgrown shrubs. This remarkable open space, created as the core of a fashionable late 19th century estate, continues to retain its integrity as one of the few remaining large, formally landscaped spaces in the area.

The Redstone Historic District is located in the northwest corner of the former Buell Estate, which originally included sixty-six acres of gently sloping land between South Prospect and Spear Streets. To its south and east, the district is bordered by the field house and the three large dormitories that comprise the University's later additions to the Buell property, and to its north and west it is bordered by a residential section of Burlington. The district is dominated by the buildings at the crest of the hill along its eastern boundary, the oldest of which is the Richardsonian Romanesque Redstone Hall (#5), which served as the Buell family's residence from 1889 until the University purchased the property in 1921 and converted the house into a residence hall. Directly south of Redstone Hall is the Colonial Revival style Southwick Memorial Hall (#7) constructed in the mid-thirties to serve as a center for the activities of the University's female students. Abutting the former women's union building to the south is the angled wing of the three-story-high, brick-veneered Coolidge Hall (#8) built after the Second World War, and extending out from the rear portion of Southwick's north side is the concrete and glass Music Building (#6) constructed in the mid-seventies. Down the hill and slightly north of these buildings is the International Style Blundell House (#2) completed for the University in 1961 and the Richardsonian Romanesque gatehouse (#1) constructed as part of the original Buell Estate in 1890. Across the

lawn and directly south of Blundell House is the Buell Estate's Shingle Style stable--now Robinson Hall (#9)--which was converted into a women's dormitory in the 1920s and administrative offices in the early 1980s. Facing South Prospect Street and located southwest of Robinson Hall is the Colonial Revival style Slade Hall (#10), built by the University in the late twenties as a first step in expanding the women's campus. Until at least 1960, four other buildings dating back to the Buell Estate also stood within the district's boundaries, including a wood-shingled toolhouse and a greenhouse directly east of Robinson Hall, a single-story cottage to the north of Redstone Hall, and a wood-shingled ice house that was located between Redstone Hall and the city's water towers to the northeast.

The gently sloping, predominantly open terrain surrounded by the district's buildings has been periodically landscaped with planted trees and shrubs since 1889. Evidence of the district's original landscaping exists throughout the grounds, though the trees and shrubs planted under the Buells' direction have long since matured or become overgrown. Two small groves of white pines intermixed with northern white cedars remain standing on the slope behind the Music Building and a much larger grove of white pines in the district's northeast corner now shades a sugar maple understory that extends westward to South Prospect Street. Three overgrown clumps of trees and shrubs--one of which covers a small rock ledge--are located where the Buell Estate's gravel driveways originally curved through the front lawn and include lilacs, hawthorns, honeysuckles, northern white cedars, black locusts, and red spruce. Small stands of Norway spruce separate both Redstone Lodge and Robinson Hall from the stone wall which runs along South Prospect Street. This mortared random-coursed redstone wall, constructed contemporaneously with the Buell Estate buildings, forms a formal edge to the original estate grounds along South Prospect Street. The wall has two openings for the paved driveway which starts from South Prospect Street at the south entrance located near Robinson Hall, loops east to Southwick Memorial Hall and Redstone Hall, and continues west to the north entrance at South Prospect Street near Redstone Lodge. At the southern end of the redstone wall, a single row of northern white cedars extends south to the southwestern corner of the district. A similar row of cedars located between the redstone walls extending east from Robinson Hall may also date back to the Buell Estate.

Since acquiring the property in 1921, the University has combined segments of the original estate's two gravel drives into a single, paved drive, added the small access road which forms the district's southern boundary, and planted scattered rows of catalpas, hawthorns, and silver, sugar and Norway maples. Located within this setting are the following buildings and structures:

1. Redstone Lodge, c. 1891.

The 2-story, Richardsonian Romanesque style gatehouse is nearly rectangular in plan with an octagonal stair tower slightly offset from the center of the front (south) facade. Its random-coursed, rock-faced ashlar walls are battered at the base and primarily fenestrated with recessed 6/2 windows, whose segmentally-arched openings are spanned by splayed stone arches with flat extradoses. Like the original estate's main house (#5), the joints between the wall's redstone blocks were originally pointed with a matching, tinted mortar and finished with black mortar with incised red lines. The dwelling's steeply-pitched, asphalt-shingled gable roof has slightly overhanging eaves with exposed rafter tails and is interrupted in front (south) by a small wall dormer to the right of the tower and in back (north) by a large, central gabled section.

The lodge's front tower is irregularly fenestrated with narrow 1/1 windows with stone lintels on all levels below an octagonal cap that rises to a level even with the main block's roof ridge and is connected to the roof by a small gable. The roof to the left of the tower contains a glazed eyebrow dormer and extends forward to cover a 2 x 1 bay redstone porch, whose shouldered, half-piers rest on a battered parapet and screen the front entrance and window bays, both of which are spanned by stone lintels. The roof of the 1-bay section to the right of the tower extends down to the sill line of the tower's second story windows and is broken by a wall dormer with a steeply pitched gable roof.

The lodge's two side elevations are both shouldered out where they meet the roof's lateral eaves and contain interior chimneys that rise through the peak of the gables. The west elevation is irregularly fenestrated with a 6/2 window in the gable and two 6/2 first floor windows below and to the left of it. The facade is also fenestrated with 3-light basement windows on its left side and the large entrance porch opening on its right side. The 2-bay east elevation is evenly fenestrated with 6/2 windows on both floors and 3-light windows at ground level.

The lodge's rear (north) elevation is composed of a 2-bay, central gabled section with an entrance porch to its left and an unfenestrated wall to its right. Like the east elevation, the central section has an interior chimney and is evenly fenestrated with windows on three levels--the second floor windows being above the main roof's lateral eaves. The 1-bay porch to the left of this section has a shed roof supported by chamfered posts connected by a balustrade and screens an entrance with 4/1 windows on either side of it.

The lodge was designed by the Buffalo, N.Y., architecture firm of Marling and Burdett in c. 1891 and constructed on or directly adjacent to the site of a wood frame building that is shown on an 1890 map of Burlington. The house was built for use as the gardener's cottage and has served as a residence for the University

since the Buell estate was purchased in 1921. Other than the placement of screens on the entrance porch and the replacement of the roof's original wood shingles with asphalt ones sometime after the University bought the property, the lodge's exterior has undergone relatively little change.

2. Blundell House, 1960-61 [non-contributing].

The International Style structure to the northeast of Redstone Lodge (#1) was designed by the Burlington architecture firm Freeman-French Freeman in 1960 for use as a home management laboratory for seniors in the University's Home Economics Program and was officially dedicated on December 9, 1961. The flat-roofed, single-story structure is composed of two rectangular sections bridged by a narrow entrance bay. The house's walls are covered with vertical boards above its concrete foundation and fenestrated with large, single-paned, rectangular windows of varying size, most of which are grouped in horizontal bands. A small, rectangular shed is connected to the back of the house's western section by the flat roof and cement foundation. The house is currently (1987) occupied by the Center for Cultural Pluralism.

3. Elevated High Service Water Tank, 1934-35.

The elevated high service water tank was erected for the city by the Pittsburgh DeMoines Company to supply proper service for the University of Vermont's larger buildings and provide a sufficient amount of water to meet the demand of people living outside the city limits. The 150,000 gallon, cylindrical, steel-plated tank is approximately 37 feet in diameter with a conical roof and a semi-spherical bottom that is connected to the ground by a tube approximately 7 feet in diameter. The light green, painted tank is elevated 90 feet above the ground--63 feet higher than the old high service tank (#4)--and held in place by four slightly canted steel legs joined to the tank just below a walkway surrounding the base of its cylindrical, central section. The legs are connected at their midpoints by horizontal steel bands and further stabilized with crisscrossing steel rods above and below the bands on all sides.

4. High Service Water Tower, 1880-81, 1890-91.

The old high service water tower is approximately 35 feet in diameter and 45 feet in height with a 10 x 16 foot, single-story, gable-roofed addition on its west

side. The tower's hollow, common bond brick walls are pointed with scored mortar highlighted by white paint and rest on a rubblework foundation constructed from 171 cubic yards of stone removed from the trenches dug for the new water pipes. On its south side is a boarded-up, segmentally-arched doorway with a granite sill and step, and halfway up its north side is a small, 2-light, segmentally-arched window. Its 16-sided polygonal roof is covered by red slate shingles with bands of fishscale shaped green and red slates decorating the central portion and a copper finial at its peak.

The west entrance building was added sometime before 1932. Its brick veneer walls rise from a concrete foundation up to a slate-shingled gable roof with cornice returns. The addition contains large, boarded-up, openings spanned by flat arches on its north and south facades and a doorway with a flat arch on its gable end.

The water tower was constructed in 1880-81 to protect the new 106,000 gallon high service tank located on land purchased by the city from F. J. Hendee and supplied with water pumped up to it from the reservoir on Main Street across from University Place. When completed in 1881, the boiler plate tank erected by B. S. Nichols and Co. measured 30 feet in diameter and 20 feet in height and supplied water to approximately 200 residents, the University of Vermont, and the newly constructed Mary Fletcher Hospital. In 1890, the water tower's roof and brick wall were raised to accommodate the addition of an extra twelve feet to the tank's height and an extra 63,617 gallons to its capacity the following year. With the erection of the elevated high service water tank in 1934-35, the old tank was repaired and maintained for use during maintenance to the new tank and emergencies.

5. Redstone Hall, 1888-89, 1921-22, 1974.

The Richardsonian Romanesque style Redstone Hall is rectangular in plan with a large central tower on its front (west) facade. The 2-story structure's random-coursed, rock-faced ashlar walls are constructed of redstone blocks originally pointed with a matching, tinted mortar and finished with black mortar with incised red lines. The redstone walls are battered from the granite foundation up to the first floor sill line and rise up to a steeply-pitched, wood-shingled hip roof that has slightly flared eaves with exposed rafter tails and is broken up by dormers on three slopes and three high, narrow, asymmetrically placed chimneys.

The residence hall's front elevation is dominated by the round central tower with a conical cap whose copper peak rises above the main roof's ridgeline. The main entrance, to the tower's right, is recessed behind a large, round arch with blackened redstone voussoirs and a tooled soffit. The 2-panel, single-light, oak

doorway is bordered by large, single-paned sidelights and set in a wall composed of small blocks of regularly coursed stones. On the second floor to the right of the entrance is an oriel window with a central 8/2 window and two 4/1 windows. The hip-roofed dormers in the roof above are fenestrated with small, 8/2 windows that match the tower's 3 top floor windows and are doubled in the dormer on its left and tripled in the central section of the dormer on its right, which has been extended to either side by a continuous metal shed roof. The walls below the roof are irregularly fenestrated with 3 and 4-pane windows at ground level, 4/1 and 1/1 windows on the first floor, 6/1 and 4/1 windows on the second, and curved 1/1 windows in the tower's main floors. With the exception of the segmentally-arched ground level openings to the left of the tower, all of the deeply recessed windows rest on blackened redstone sills and are spanned by similarly treated stone lintels. A terrace stretches across the right half of the facade and is enclosed by a battered redstone parapet that bows out on its front right corner.

Redstone Hall's south facade is screened by a 2 x 1 bay, 2-story, enclosed porch with a low-pitched, metal hip roof. The four large, round first floor arches are glazed with central 4/4 windows with fixed sash windows on either side. The floor above is divided into three bays on its long side and one bay on each of its short sides by paired pilasters and is glazed with 8-pane casements, most of which are folding.

The hall's rear facade is composed of a central tower, a window-less fire-stair tower to the left, and a 2 x 1 bay, hip-roofed ell to the right. The central tower is fenestrated with curved 1/1 windows, three of which are grouped together on the second floor with a central, semicircular light above forming a Palladian motif. The wall to the left of the tower is fenestrated with three 1/1 windows on the second floor and a larger 1/1 window on the first. To the right of the tower, the wall is irregularly fenestrated with 6/1 and 4/1 windows and the ell to the far right is regularly fenestrated with 6/1 windows. The hip-roofed dormers in the ell and the central tower are fenestrated with 8/2 windows, as are the grouped windows in the shed-roofed dormers to either side of the tower.

Redstone Hall's north facade is irregularly fenestrated with 3-light windows on the ground level, 6/1 windows on the first floor, and 6/1 and 4/1 windows on the second. An entrance with a wooden, 2-panel, single-light door is located on the left half of the facade and screened by a single-story, hip-roofed porch with half-length wooden posts with beaded edges that rest on a battered parapet and are tripled at the corners. In the roof above are two 8/2 dormer windows that are capped by overhanging, rounded hoods.

Although the interior of the building has been significantly altered for its continued use as a women's dormitory after the University purchased the Buell Estate in 1921, portions of the first and second floor retain many of their original features. The building's large, front entrance hall is panelled in oak with

elaborately carved oak benches on either side of the main entrance, a flat-arched brick fireplace opening crowned by a stone lintel in its east wall to the right of a large oak staircase, and exposed oak beams hanging down from its plaster ceiling. The U-shaped dining room in the front tower is similarly finished with oak paneling, exposed ceiling beams, and a fireplace in its east wall. On the second floor, the southwest corner bedroom still retains its original oak paneled fireplace with green tiles.

Redstone Hall was originally designed as a residence for Andrew A. Buell by Herbert C. Burdett of the Buffalo, N. Y., architecture firm of Marling and Burdett. The Buell family occupied the house and the surrounding sixty-six acre estate from the time of its completion in 1889 until its sale to the University of Vermont in July of 1921. Upon acquisition of the property, the University engaged Louis Sheldon Newton of Hartford, Vermont, to draw up plans for the conversion of the house and the stable (Robinson Hall, #9) into women's dormitories. The construction of Newton's alterations was completed by the spring of 1923 and included the addition of the second floor sleeping porch above the original loggia on the house's south side, the shed-roofed dormers on the southern half of the front (west) and back roof slopes, and the two dormers on the rear tower's roof. Newton's alterations to the interior included the addition of one single and ten double occupancy rooms to the attic story, a large toilet room in the north side of the second floor where the servant's hall had been, two triple occupancy rooms on the NW corner of the first floor where the kitchen had been, and a large bathroom and laundry in the basement. No other large-scale alterations to the structure occurred until 1974, when Burlington architect Colin P. Lindberg was hired to design a fire tower and partition some of the rooms. At the same time, the building's exterior walls were patched and repointed and the roof's asphalt shingles were replaced with red cedar shingles which more closely approximate its original treatment, though the rows of sawtooth shingles along the eavesline were omitted.

6. University of Vermont Music Building, 1973-75 [non-contributing].

The irregularly shaped, poured concrete and glass Music Building is located behind Redstone Hall (#5) and connected to Southwick Hall (#7) by a single-story, 9-bay, glass and concrete walkway that runs along the older building's north facade. The 2-story, flat-roofed structure's west elevation adjacent to the walkway is composed of a primarily glass-walled entrance section to the left of which are two concrete sections which are stepped progressively forward and contain large, single-paned windows of varying size. The building's north elevation is composed of a recessed, concrete, central section containing a large service entrance and bordered to the left by an unfenestrated, wood-sheathed section and to the right by

a concrete section with a small, 1-story, shed-roofed projection on its left half. The Music Building's rear elevation faces east and consists of an S-shaped, 12-bay, glass and concrete section stretching between Southwick Hall on the left and a canted, wood-sided section on the right, whose three small, slightly projecting, rectangular bays contain recessed and canted windows that provide light for the performance hall. The building was designed for the University of Vermont by Burlington Associates/Architects and Planners, Inc. in 1973 and completed in 1975.

7. Mabel Louise Southwick Memorial Hall, 1934-36.

The T-plan, Colonial Revival style Southwick Hall located directly south of Redstone Hall (#5) is abutted on its left (north) side by the Music Building (#6) and on its right (south) side by Coolidge Hall (#8). The building's 2-story, English bond, brick walls rise from a granite foundation and are encircled below their first floor windows by a granite and marble beltcourse. Its walls are regularly fenestrated with sunken 8/8 and 4-light windows with splayed brick arches at ground level, semicircular-arched, multi-light windows with marble keystones on the first floor, and 12/12 windows with splayed marble lintels on the second floor. Rectangular, marble spandrel panels are located between the first and second floor windows and rectangular, granite panels are located below the wood corner pilasters that frame the walls and support a denticulated entablature. The building's perpendicular, slate-shingled, hip roofs have closely cropped eaves and are crowned at their intersection by a 3-tiered, gold-domed cupola - embellished with urn finials, pilasters, and swags.

The primary (west) facade of Southwick Hall's 9 x 3 bay front block is screened by a shallow, recessed portico with eight evenly spaced, boxed posts dividing the bays between the corner pilasters. The posts rest on marble plinths and are elaborated with single, raised fretwork triangles above their bases and below their capitals and fretwork diamonds in the middle of each face. Trapezoidal, electric lamps are attached to the posts framing the three central entrance bays, which are composed of 3-light, paneled, wooden double doors capped by semicircular fan lights with applied metal muntins. The entrance bays are picked out further by the wide, granite stairway leading up to them and the 2-tiered, wooden parapet resting on the entablature directly above.

Abutting Southwick Hall's forward block on the south is a single story extension of Coolidge Hall and extending back from its east side is the building's 2-story, 6-bay rear block. Running the length of the rear section's north facade is a single-story passageway connecting Southwick Hall to the Music Building and extending back from its east facade is a slightly wider, single-story, 3-bay block fenestrated on its exposed south facade with 8/8 windows capped by splayed

marble lintels. The building's rear section is completed by a shallow, single-story, block with a central entranceway which has been converted into a window opening on its east facade. The single-story sections behind the rear block are crowned by a wooden balustrade and integrated into Southwick Hall's overall design by the granite and marble beltcourse which encircles them along with the rest of the building.

Southwick Hall was the second building designed for the Redstone Campus by the architecture firm of McKim, Mead and White. The building was constructed during the depression with funds from the Works Progress Administration and the estate of John Leonard Southwick, a former editor of the Burlington Free Press whose deceased daughter, Mabel Louise Southwick, had graduated from the University in 1905. The hall was originally designed to serve as the women's student union building and contained a 2-story, 500 seat lower recreation hall and gymnasium with a 35 foot proscenium arch screening a 29 x 54 foot stage at its east end. The building also housed a 440 seat upper hall and living space for its director on the second floor, meeting rooms on the first floor, and locker rooms next to the gymnasium on the basement level Both the upper and lower auditorium were approached from the first floor foyer by either ascending or descending the central, two-tiered, horseshoe-shaped, Isle La Motte marble staircase with brass railings. Although Southwick Hall's first and second floors appear to be relatively unchanged since their construction in the mid-thirties, the locker rooms on the basement level were renovated for use by the University's mail service and the lower auditorium was divided into two single-story rooms by a concrete slab floor to accommodate the University's telecommunication services in 1984.

8. Grace Goodhue Coolidge Hall, 1946-47 [non-contributing].

The 3-story residence hall located directly south of Southwick Hall (#7) is composed of a 5-bay central block flanked by two 5-bay wings canted at 45 degree angles to the middle section. The flat-roofed dormitory's brick-veneered walls rise from a poured concrete foundation and are evenly fenestrated with 1/1 windows, some of which are spanned by marble plinths. The slightly projecting central block is framed by painted brick pilasters and crowned by a wooden cornice with a brick parapet above and painted brick entablature area below, which extends across the top of the two flanking wings. The building's central section is further set off by a single-story, 3-bay entrance porch whose flat roof is supported by paired wooden posts. The 93 unit residence hall was the largest of four dormitories designed by William B. Mylchreest in 1946 and completed in 1947 as part of the last project undertaken for the University by the architecture firm of McKim, Mead and White.

9. Robinson Hall, 1888-89, 1921-22, 1982.

Robinson Hall is located across the lawn from the gatehouse (#1), and like the other two remaining buildings from the original Buell Estate--Redstone Lodge and Redstone Hall (#5)--is constructed of random-coursed redstone. The 2-story, building is L-shaped in plan with its eastern section covered by a gable roof with slightly flared eaves and its longer western section covered by a hip roof with a slightly lower ridgeline and full-length shed dormers on both slopes. Below Robinson Hall's slate-shingled roof, the gables are sheathed with unevenly spaced, sawtooth, wooden shingles and the dormer walls are covered with similarly spaced, plain, wooden shingles. Two large, round towers with conical caps frame the building's westernmost wall and a smaller tower rises from the inside corner formed by the intersection of the building's eastern and western sections.

Robinson Hall's primary elevation faces north and is composed of the slightly projecting gabled section to the right of which the building extends westward to one of the corner towers. The gable wall forming the eastern portion of the elevation is composed of a redstone first story with a large, multi-light, semicircular-arched opening framed by 3/3 windows that are spanned by splayed stone arches. The slightly overhanging, wood-shingled gable forming the second story is supported by evenly spaced stone corbels and is fenestrated with three 8/8 windows along the eaves line and a Palladian motif vent (originally a window) in the peak area above. The gabled eastern section is entered through an 18-light doorway with full-length sidelights and a semicircular fanlight located in its western wall to the left of the interior, corner tower. The entrance is sheltered by a hip-roofed hood which extends from the tower out to the wall's edge where it is supported by an open, triangular bracket. Directly above the hood is a shed dormer with a 6/6 window.

The 2-story, interior, corner tower dividing the eastern and western sections of the building is fenestrated with a single 6/4 window on the first floor and three small 6/6 windows located directly below the flared eaves of the conical roof on the second floor. To the right of the tower, the redstone first story is fenestrated with pairs of 3/3 windows spanned by splayed stone arches to either side of a large, multi-light, segmentally-arched opening. Between the western-most 3/3 window and the corner tower to the right is a narrow, 4/4 window and an 18-light doorway. The wall openings between the two towers are separated in places by the four large, evenly-spaced, triangular brackets which support the overhanging eaves of the hip roof above, whose slope is interrupted by a full-length shed dormer, fenestrated with one 6/6 window and three 8/8 windows.

Robinson Hall's west elevation is framed by two large, redstone, corner

towers which are both fenestrated with three large 8/8 windows spanned by splayed stone arches on the first floor and three smaller 8/8 windows located directly below the eaves of the roof on the second. The wall between the towers is fenestrated with a single 8/8 window spanned by splayed stone arches on the first floor and three 10/10 windows located directly below the eaves on the second. In the center of the roof slope above is a shed dormer containing a vent.

The building's rear (south) elevation is composed of a redstone first story with a full-length, wood-shingled, shed dormer with five 8/8 windows forming the second story between the corner tower to the west and the wood-shingled gable to the east. A 15-light door with a rectangular transom above and a 2/2 window to the side is located to the right of the corner tower and sheltered by a hip-roofed hood supported by large, open, triangular brackets on either side. To the right of the entrance bay, the wall is fenestrated with two 6/6 windows that are separated from three smaller 3/3 windows by a large, multi-light, segmentally-arched opening with a splayed stones above and a tinted concrete sill below. The first floor wall below the gable--which mirrors the front facade's gable in composition and detail--is fenestrated with paired 6/6 windows to either side of a large, multi-light opening with a splayed stone arch above and a granite sill below.

Robinson Hall's east facade is fenestrated with a line of eight small, evenly spaced, 9-light windows which is broken by a paired 8/8 window with a splayed stone arch and tinted concrete sill that separates the southernmost window to its left from the seven windows to its right. Directly above the roof's lateral eaves is a long shed dormer which is unevenly fenestrated with five 8/8 windows and crowned by a stone chimney located at its midpoint. Running along the base of the east facade's wall are unevenly spaced, splayed stone arches which would have originally spanned basement level openings.

The building was originally designed to serve as the Buell Estate's stable by the Buffalo, N. Y., architecture firm of Marling and Burdett and completed in 1889. After the estate was sold to the University of Vermont in 1921, the stable was converted into a women's dormitory by Louis S. Newton with funds left to the University by Wallace F. Robinson. Newton's substantial alterations to the building included the renovation of the first floor into a reception room, dining room, lounge, kitchen, and laundry and the second floor into eight single rooms, eleven double rooms, and a matron's room. Renovations to the building also included the addition of shed dormers on each roof slope, the replacement of the roof's wooden shingles with slates, and the removal of the two gable dormers on the roof's east slope from which Newton retained the Palladian window surrounds to frame the existing vents in the north and south gable peaks. The building served as a dormitory until 1982, when it was renovated by Parallax, Inc. Architects of Hinesburg, Vermont to house the University's Office of Residential Life.

10. Slade Hall, 1928.

The 2 1/2 story, Colonial Revival dormitory is rectangular in plan with English bond brick walls that rise from a granite foundation up to a slate-shingled gambrel roof with slightly flared eaves. The building's walls are horizontally divided on each face by brick belt courses which mark the base of each floor and terminate before they reach the corners. Slade Hall's front facade faces the street to the west and is composed of a central entrance bay flanked by three bays to either side containing 12/12 windows with splayed marble lintels with keystones, marble sills, and painted aluminum shutters. The entrance is composed of an 8-panel, wooden door that is framed by three-quarter-length, leaded sidelights and spanned by a wooden lintel elaborated with a triglyph-motif pattern, above which is a wooden sunburst. Screening the doorway are two Doric columns which rest on the granite porch floor and support a pedimented roof with mutulary cornices and a semicircular ceiling. A 12/12 window matching those to either side is located between the porch roof and the corbelled brick below the lateral eaves. The roof slope above the eaves is broken by seven evenly-spaced, pedimented dormers with 8/12 windows between their slate cheeks.

The dormitory's 3-bay, side elevations are both fenestrated on their first floors with three 12/12 windows and on their second and third floors with 12/12 windows to either side of central doorways which exit out onto metal fire escapes. Both the flat-arched, second floor doorways and the semicircular-arched, third floor doorways are faced with marble.

Slade Hall's rear (east) elevation is fenestrated similarly to the front elevation with the exception of the central entrance bay. The doorway is framed by pilasters to either side and sheltered by a flat-roofed hood supported by two large consoles. Directly above the entrance and between the first and second floors is a large, semi-circular-arched, multi-light window with marble surrounds and a scroll keystone, the lower half of which is screened by an iron rail. Above the window is a marble tablet inscribed with the building's date of construction written in Roman numerals.

Slade Hall was the first dormitory built specifically for women at the University and the first new addition to the land purchased from the Buells in 1921. The twenty-five room dormitory which officially opened in 1929 was constructed with money given by Mrs. William Gery Slade of New York in memory of her daughter, Mrs. Harriet Slade Crombie and was the second of nine buildings designed for the University by the architecture firm of McKim, Mead and White.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1880-1936	1880
		1889
		1921

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Burdett, Herbert,C.
McKim, Mead, and White, Architects

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheets for full text.

☒ See continuation sheet

The Redstone Historic District is significant for its Richardsonian Romanesque, Shingle Style, and Colonial Revival Style buildings and the large, landscaped lawn around which they are sited. The district is located in the northwest corner of a sixty-six acre gentlemen's estate established by lumber magnate Andrew A. Buell in 1889 and purchased by the University of Vermont in 1921. The University's acquisition of the property both provided an outlet for expansion during the twenties and thirties and preserved the land's open character at a time when the city's other large estates were being subdivided. Although three of the district's buildings have been constructed since that time, their siting around the lawn's perimeter has maintained its integrity as one of the few remaining large, formally landscaped open spaces in Burlington.

Andrew A. Buell (1841-1916) amassed his fortune as head of the Ottawa based Hull Lumber Company and through his associations with the Ottawa Transportation Company and the Export Lumber Company of New York. His position in the two Canadian companies undoubtedly included business dealings in Burlington and probably led to his move there from Buffalo sometime in 1888. Burlington had figured prominently in the lumber export trade since 1857, when Lawrence Barnes built the first planing mill on the lakefront to dress shipments of Canadian lumber before they were transported by rail to various places in New England. By 1868, the city had become the third largest lumber depot in the nation, ranking behind only Chicago and Albany. During the peak year of 1873, approximately 170 million feet of lumber valued at $2,046,585 passed through Burlington, providing employment for 760 people. Buell's arrival in Burlington coincided with the tail end of a renewal in the industry following the depression years of the 1870s, when production and income had dropped off dramatically from the record levels of 1873. Throughout the 1880s, imports of Canadian lumber remained above the 100 million foot mark before peaking at 135 million board feet valued at $1,586,369 in 1890. The following year, however, imports again fell below 100 million board feet, marking the beginning of a final, twenty-five year decline in the city's lumber industry that was assured in 1897 by the removal of lumber from the free list with the enactment of the Dingley Tariff. Despite its severity, the industry's downturn does not appear to have significantly effected Buell, whose fortune was apparently secure by this time. Buell continued his association with the Hull Lumber Company until his retirement around 1904, after which he devoted his full attention to his duties as the vice president of the Horatio Hickock Company, a manufacturer of packing boxes and cloth boards with offices near the waterfront.

Buell located his gentlemen's farm on sixty-six acres of land recently opened for development by the construction of the city's high service water tower (#4) in 1880-81. The estate on South Prospect Street was one of ten thousand gentlemen's estates of ten or more acres which Town and Country editor William

Frederick Dix counted east of the Mississippi at the turn of the century. In the Burlington area, the Buell Estate would have ranked only behind Dr. William Seward Webb's Shelburne Farms--viewed as the model estate in the nation for a fifteen year period between 1890 and 1905--and transportation magnate LeGrand B. Cannon's estate, "Overlake," just across the street.

Forming the heart of Buell's estate and distinguishing it from its neighbors were the Richardsonian influenced residence (#5), gatehouse (#1), and stable (#9), which aside from H. H. Richardson's Billings Library (1883-86; See University Green Historic District, 14 April 1975) remain the best examples of that style of architecture in the area. The buildings, constructed of large blocks of redstone from the local Willard Quarry, were designed for Buell between 1888 and 1891 by Herbert C. Burdett, a partner in the Buffalo, N. Y., architecture firm of Marling and Burdett. Burdett was born in Boston in 1855 and educated at Harvard before receiving his early architectural training with the firm of Hartwell and Richardson. From there he went on to work for a number of years in the offices of H. H. Richardson before moving to Buffalo in 1887, where he entered into a partnership with James H. Marling that continued until his death in April of 1891. During his short tenure with Marling, Burdett worked on designs for a number of private and public buildings, including the Church of the Good Shepherd and the Saturn Club--both in Buffalo--and the house of the Calumet Club in Detroit.

Burdett's buildings still comprised the core of the estate when it was purchased from Buell's daughter Marge and her husband Marshall C. Twitchell by the University of Vermont in July of 1921. The new Redstone Campus became the center for women's activities at the University soon after its acquisition and the renovation of the house and stable for use as dormitories. As the site of the new women's campus, the former Buell estate provided an important outlet for the University's growth during Guy W. Bailey's tenure as President from 1920 to 1940. In the two decades of Bailey's presidency, faculty size tripled and student enrollment more than doubled, from 1,133 for the academic year 1919-20 to 2,337 for 1939-40. The growth in enrollment was matched by a corresponding expansion of the physical plant under Bailey, as the University spent approximately $3,000,000 for the renovation of its existing buildings and the construction of seven new buildings during the twenties and thirties.

Under the direction of Bailey, the University began its twenty year association with the New York architecture firm of McKim, Mead, and White. The two decade partnership resulted in the addition of nine buildings to the campus, including Ira Allen Chapel (1927), the Robert Hull Fleming Museum (1931), and the Charles Winfield and Anne R. Waterman Building (1940-41), all of which were designed in the Colonial Revival style favored by the firm for its collegiate architecture (See University Green Historic District entered in the National Register of Historic Places April 14, 1975). McKim, Mead and White's contributions to the

Redstone Campus during this period included Slade Hall (#10), the first women's dormitory constructed by the University, and Southwick Hall (#7), whose construction was made possible by the completion of the city's new elevated high service water tank (#3) in 1935. The death of Bailey in 1940 and the completion of the Waterman Building the following year signalled the end of an era of building and expansion at the University. McKim, Mead and White designed only four more buildings for the University after Bailey's death, all of which were dormitories and none of which approached the firm's earlier work on the campus in execution and style.

Despite the University's continued growth and the subsequent construction of three new building's within the district's boundaries after 1940, the original layout of the historic Redstone Campus has remained intact. The open lawn around which the district's buildings are located has been an integral part of the site's landscaping since the Buell Estate was laid out around 1890. The University's acquisition of the property in 1921 resulted in the preservation of the land's open character during a period when the city's other large estates--including the sixty acre Cannon Estate directly across the street--were being subdivided. Since that time, the siting of University buildings around the lawn's perimeter has contributed to both the preservation of the district's integrity and the maintenance one of Burlington's few large, formally landscaped open spaces, along with the University of Vermont Green, Battery Park, and City Hall Park (See University Green Historic District and City Hall Park Historic District, entered in the National Register of Historic Places on June 9, 1983).

9. Major Bibliographical References

☒ See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository:
University of Vermont Library

10. Geographical Data

Acreage of property 17 + acres

UTM References

	Zone	Easting	Northing
A	18	643300	4925580
B	18	643400	4925560
C	18	643400	4924400
D	18	643180	4926020

☒ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

11. Form Prepared By

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_____. "Southwick Memorial Building Opens Doors." 11 Nov. 1936: 64.

_____. "Southwick is Formally Opened." Mar. 1937: 243+.

Vermont Cynic (listed chronologically).

_____. "University Acquires Former Buell Estate." 1 Oct. 1921: 7.

_____. "Blundell House To Be Dedicated." 7 Dec. 1961: 9.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1 Verbal Boundary Description

The Redstone Historic District begins at point A, located at the intersection of an easterly extension of a line following the remnants of a chain link fence corresponding to the northern property line of the original Andrew A. Buell Estate and a northerly extension of the property line dividing city land from University land directly west of the high service water tower. The boundary thence proceeds in a southerly direction along said line to point B, where it intersects the property line dividing city land from University land directly north of the High Service Water Tower (#4). Thence the boundary proceeds in an easterly direction along said line to point C, where it intersects the northerly extension of a line parallel to and 150 feet east of the easternmost wall of Mabel Louise Southwick Memorial Hall (#7). The boundary thence proceeds in a southerly direction along said line to point D, located at the western edge of a paved path. Thence the boundary proceeds in a southwesterly direction along said paved path and parking lots on the east and southeast side of Mabel Louise Southwick Memorial Hall (#7) and Grace Goodhue Coolidge Hall (#8) to point E, located at the easterly extension of a line following a low redstone wall along the southern edge of a parking lot to south and east of Robinson Hall (#9). The boundary thence proceeds in a westerly direction along said line to point F, where it intersects a line following the western edge of an access road running between Slade Hall (#10) and the Patterson-Wright-Christie dormitory complex. Thence the boundary proceeds in a southwesterly direction along said line to point G, where it intersects a line following the eastern edge of South Prospect Street. The boundary thence proceeds in a northerly direction along said line to point H, where it intersects the westerly extension of a line following the remnants of a chain link fence corresponding to the northern property line of the original Buell Estate. Thence the boundary proceeds in an easterly direction along said line to point A.

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The Redstone Historic District encompasses the historic core of both lumber magnate Andrew A. Buell's sixty-six acre gentlemen's estate and the University of Vermont's Redstone Campus, which was developed around the estate's primary buildings during Guy W. Bailey's twenty year tenure as President of the University. To its south and east, the district is bordered by the campus lands surrounding the field house and the three large dormitories that comprise the University's later additions to the Buell property. To its north and west, the district is bordered by a residential section of Burlington. The boundary is sufficient to convey the significance of the property and to protect its integrity.

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Redstone Historic District
Burlington, Vermont

UTM References (cont.):

E 18 / 643180 / 4925260

F 18 / 643120 / 4925380

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number N/A Page 1 Redstone Historic District Owner's List

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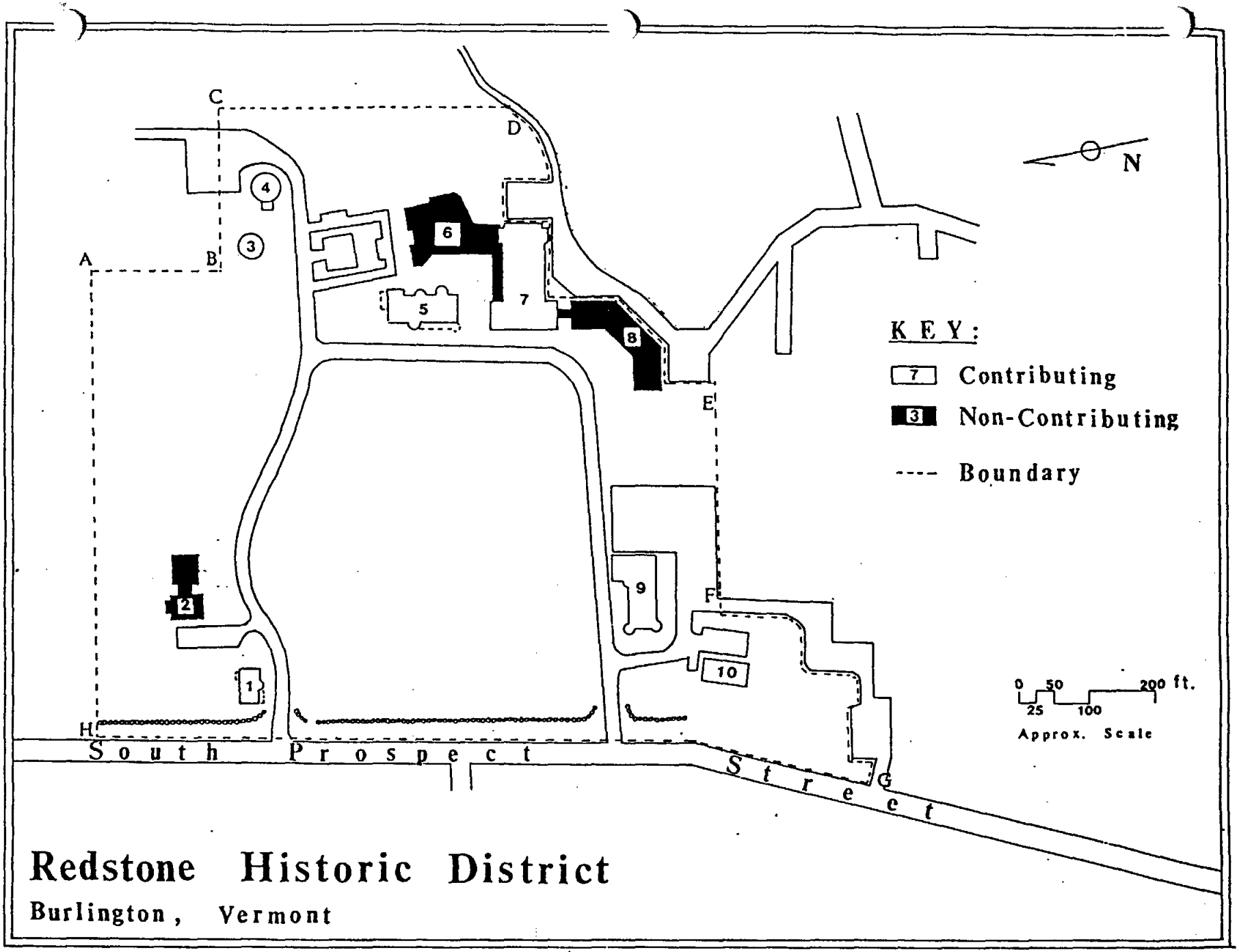
Buildings #1, #2, #5, #6, #7, #8, #9, #10

The University of Vermont
Administration and Facilities Services
109 South Prospect Street
Burlington, Vermont 05405

Structures #3 and #4

City of Burlington
Office of the City Clerk
City Hall
Burlington, Vermont 05401



Redstone Historic District

Burlington, Vermont

REDSTONE HISTORIC DISTRICT
BURLINGTON, VT

UTM POINT	ZONE	EASTING	NORTHING
A	18	643300	4925580
B	18	643420	4925560
C	18	643500	4925440
D	18	643280	4925280
E	18	643200	4925240
F	18	643120	4925380