

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: Redstone Historic District (Additional Documentation)

Other names/site number: _____

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: 342, 350, 354, 376, 384-392, 406, 420 South Prospect Street

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Not For Publication: Vicinity: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 ___ D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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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

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Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	_____	buildings
<u>1</u>	_____	sites
<u>1</u>	_____	structures
_____	_____	objects
<u>4</u>	_____	Total

Number of contributing resources previously listed in the National Register 7

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling

AGRICULTURE / agricultural outbuilding

EDUCATION / college

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EDUCATION / education-related (college dormitory)
RECREATION AND CULTURE / auditorium
RECREATION AND CULTURE / sports facility
INDUSTRY/PROCESSING/EXTRACTION / waterworks
LANDSCAPE / plaza

Current Functions

(Enter categories from instructions.)

EDUCATION / college
EDUCATION / education-related (college dormitory)
RECREATION AND CULTURE / auditorium
RECREATION AND CULTURE / music facility
INDUSTRY/PROCESSING/EXTRACTION / communications facility
INDUSTRY/PROCESSING/EXTRACTION / waterworks
LANDSCAPE / plaza

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN / Romanesque
LATE VICTORIAN / Shingle Style
LATE 19TH AND 20TH CENTURY REVIVALS / Colonial Revival
MODERN MOVEMENT / International Style
MODERN MOVEMENT / Brutalism

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD / Weatherboard, Shingle; STONE / Granite, Marble, Sandstone, Slate; METAL / Copper, Steel; ASPHALT; CONCRETE; SYTHETICS / Vinyl

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.)

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Summary Paragraph

The Redstone Historic District (Additional Documentation) National Register Nomination is the product of a re-survey of the Redstone Historic District completed in 2019-2020. The Redstone Historic District was originally listed in the National Register of Historic Places on November 14, 1991. This form serves to replace the documentation completed in 1991 and is based on the Historic Sites and Structures survey of resources within the historic district completed in 2019-2020. The most substantial changes to the documentation in this current nomination versus the 1991 nomination are as follows: the inclusion of Redstone Green (#1) as a contributing site; the treatment of the Music Recital Hall as an addition to Mabel Louise Southwick Hall (#8) rather than as separate resources; and the change in status from non-contributing to contributing for two buildings within the district that were not yet 50 years old when the previous nomination was written: Grace Goodhue Coolidge Hall (#9) and Blundell House (#4).

Located at the summit of Burlington's Hill Section neighborhood overlooking the Green Mountains to the east and Lake Champlain to the west, the resources comprising the Redstone Historic District stretch around the outer perimeter of a broad, square-shaped green. Now serving as the University of Vermont's Redstone Campus, the buildings are used as campus offices, for academic instruction, and as residence halls. They 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 1970s. There are also two historic water tanks on top of the hill in the northeast corner of the historic district. All of the resources within the historic district retain a high degree of integrity such that, in combination with the Redstone Green (#1), they contribute to the district's overall integrity.

Narrative Description

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 in Burlington, VT. From the hilltop where its four largest buildings are sited, the district's open, gradually sloping terrain extends westward to a low, Redstone Wall (#2) bordering South Prospect Street. The Redstone Green (#1) is landscaped with scattered clumps of trees and shrubs. This 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.

To the south, the district is bordered by the Christie/Wright/Patterson dormitory complex (1960-62) and Hamilton/Simpson/Mason dormitory complex (1956), which were later additions by the University to the Buell property. To the east, the district is bordered by the University of Vermont Athletic Complex. To the north and west the district is bordered by a residential section of Burlington. Rising from the hill in the district's northeast corner are the city's old brick water

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tower (#6) built in 1880-81 and the taller, elevated steel tank (#5) built to replace it in the mid-1930s. 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 (#7). This building 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 Mabel Louise Southwick Memorial Hall ("Southwick Hall," #8) constructed in 1934 to serve as a center for the activities of the University's female students. Extending to the north is Southwick Hall's concrete and glass Music Building addition, constructed in the mid-1970s and is one of the few Brutalist buildings in Burlington. Located immediately south of Southwick Memorial Hall is the angled wing of the three-story-high, brick-veneered Grace Goodhue Coolidge Hall ("Coolidge Hall," #9) built after the Second World War in 1946. Down the hill and slightly north of these buildings is the International Style Blundell House (#4), completed for the University in 1961, and the Richardsonian Romanesque Redstone Lodge (#3), the former gatehouse and gardener's cottage constructed as part of the original Buell Estate c. 1891. Across the lawn and directly south of Blundell House is the Buell Estate's Shingle Style stable known as Robinson Hall (#10), which was converted into a women's dormitory in the 1920s and into administrative offices in the early 1980s. Facing South Prospect Street and located southwest of Robinson Hall is the Colonial Revival-style Slade Hall (#11), built by the University in the late 1920s as a first step in expanding the women's campus. Until at least 1960, four outbuildings dating from the Buell Estate also stood within the district's boundaries, including a wood-shingled tool house and a greenhouse directly east of Robinson Hall, a single-story cottage to the north of Redstone Hall, and a wood-shingled icehouse that was located between Redstone Hall and the city's water towers to the northeast. These structures have since been removed.

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 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 (#2), 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 and north 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.

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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 and driveways at 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, structures, and site:

1. Redstone Green, c.1888, Contributing Site

The Redstone Green is a square park occupying the center of the Redstone Historic District. The green is bordered to the west by the Redstone Wall (#2) beyond which is South Prospect Street; to the north by a paved driveway beyond which are Redstone Lodge (#3), Blundell House (#4), a parking area, and a grove of pine trees; to the east by the continuation of the paved driveway and Redstone Hall (#7), Southwick Hall/Music Recital Hall (#8), and Coolidge Hall (#9); and to the south by the continuation of the U-shaped driveway with a parking area and Robinson Hall (#10) to the south. The green is situated near the top of a hill one mile east from Lake Champlain at an elevation of approximately 430 feet at its highest point to the east and 415 feet at its western edge. Encompassing about six acres, the green measures approximately 520 feet long from north to south by 540 feet wide across its center. Redstone Green is a significant green space on the UVM Redstone Campus.

The Redstone Green is covered by mown lawn and is intersected by four asphalt-paved pedestrian pathways. The main pathway runs diagonally from the northwest corner to the southeast. There is a path running east to west from this main pathway to Redstone Hall, one that travels northeast to southwest within the southeast corner of the green, and one that connects this pathway to the main pathway. While the layout of these pedestrian paths has changed over time, a 1939 aerial photograph of the Redstone Campus depicts a path running northwest to southeast in the approximate same location as the existing main pathway across the green.¹ The paths are lined with ornamental lampposts and the green itself is surrounded by asphalt street curbs.

Based on photographic evidence, Redstone Green has historically been an open, cleared area generally lacking in vegetation other than mown grass. Photographs from the late-nineteenth century show most of the area on and surrounding the green cleared of woody vegetation. However, the Buell estate gradually became planted with trees and shrubs, although most of these planting efforts occurred at the perimeter of the green. An outcrop of redstone is found in the southeast portion of the green which was once exposed but today is concealed by the green's largest stand of trees and bushes. In front of this grove facing west is a park bench with a memorial plaque on it. A small grove of white pine is situated in the approximate center of the green and several mature deciduous trees are dotted throughout the green and along the west, north and northeast edges of the green, although most of the space is left as open, mown grass. Newly planted trees line the perimeter along the north and south sides of the green.

¹ "Redstone Campus at the University of Vermont" 1939 aerial photograph. UVM Landscape Change Program file #LS16549_000. http://www.uvm.edu/landscape/asset_store/16/54/LS16549/LS16549_000_thumb_3.jpg (accessed 4/28/20).

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2. Redstone Wall, c.1888, Contributing Structure

The Redstone Wall is an approximately 860-foot-long wall that delineates the western boundary of the Redstone Green. This low, mortared, random-coursed wall is comprised of ashlar blocks topped with a vertical cope of uncut stones. It is constructed of locally-quarried redstone and 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, travels east and then loops north to Southwick Memorial Hall and Redstone Hall, and continues west to the north entrance at South Prospect Street near Redstone Lodge. The wall at each of the two entrances curves inward towards the driveway and terminates in two piers with tooled, redstone caps. The wall extends north beyond the green for approximately 250 feet from the north side of the north driveway, terminating at the northerly boundary of the UVM Redstone Campus parcel which is the northwest corner of the historic district. It also extends south about 50 feet beyond the green from the south side of the south driveway. Immediately south of the north entrance, a portion of the wall has been cut to accommodate a pedestrian path, an alteration which may have been completed as early as 1958 based on a survey of the Redstone Campus from that year.²

3. Redstone Lodge, 350 South Prospect Street, c. 1891, Contributing Building

Redstone Lodge is a Richardsonian Romanesque-style gatehouse that was designed by Herbert Burdett of the Buffalo, New York, architecture firm Marling and Burdett and built c.1891 for the former A.A. Buell Estate. It was used as a gardener's cottage and served as a residence for the university faculty when the Buell Estate was purchased by UVM in 1921.

The 1.5-story rectangular building has random-coursed, rock-faced ashlar walls battered at the base and fenestration consisting of recessed 6/2, segmentally arched windows with splayed stone arches. The steeply pitched, asphalt-shingle gabled roof has exposed rafter tails and is interrupted by a small, gabled wall dormer on the south side and a large, central gabled section on the north side with an interior chimney. An octagonal stair tower is slightly offset from center on the front (south) façade and fenestrated with narrow, 1/1 windows below an octagonal cap connected to the main roof by a small gable. The roof to the left of the tower contains a glazed eyebrow dormer and extends forward to cover a 2x1-bay redstone porch with shouldered, half-piers resting a battered parapet. The porch screens the front entrance and window bays which are spanned by stone lintels. The two side elevations shoulder out where they meet the eaves and contain interior chimneys and three-light basement windows. The west elevation is irregularly fenestrated with 6/2 windows on each floor and has the large entrance porch on its right side. The east elevation is evenly fenestrated with 6/2 windows, two on each floor. The rear (north) elevation has a one-bay entrance porch to the left of the central gable with a shed extension from the main roof supported by chamfered posts connected by a balustrade. The entrance is flanked

² University of Vermont Department of Civil Engineering. "Map of Redstone Vicinity, June 30, 1958." Courtesy of University of Vermont Campus Planning Services.

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by 4/1 windows. The remainder of this elevation is evenly fenestrated with 6/1 windows on two levels.

4. Blundell House, 342 South Prospect Street, 1961, Contributing Building

Designed by Burlington architecture firm Freeman French Freeman, this 1961 International Style residential building was built by UVM to function as the “Home Management House” or “Home Management Laboratory” for seniors in the university’s Home Economics Program. After the Home Economics Program disbanded in 1980, the building was used as offices and currently (2020) is the temporary home of the university’s natural history collection.

Blundell House is a single-story, flat-roofed, 6x2 bay building composed of two rectangular sections set perpendicular to each other and bridged by a narrower entrance bay recessed between the two sections. The frame building rests on a concrete foundation and is sheathed in vinyl siding with vinyl replacement windows. A flat, unadorned wood cornice has been punctuated by round holes for screened vents. Fenestration generally consists of pairs of 1/1 full floor height windows on the westerly block which historically housed the common spaces and double and horizontal, triple ribbon windows are on the easterly block which once contained the bedrooms. The recessed entrance has a metal door topped by a 6-light transom and is partially sheltered by an open canopy of wood beams continuing the cornice of the easterly block. To the right of the entrance are double and triple ribbon windows and to the left are two sets of the paired 1/1 windows. The west elevation has two connected pairs of 1/1 windows with a triple ribbon window to the left. The rear (north) elevation of the central hyphen has a bank of windows with narrow transoms instead of an entrance. The rear entrance is through the westerly block and is sheltered by a shed roof porch resting on a concrete foundation. Three triple ribbon windows are on the east side of the north elevation. The east elevation has two single-light windows evenly spaced.

When constructed, the house’s walls were covered with vertical boards above its concrete foundation, with contrasting trim vertically delineating the window bays of the building’s western portion. Since construction, the vertical siding has been concealed with horizontal vinyl siding and the original windows have been replaced with vinyl windows. However, the rhythm of the fenestration and the wood cornice remain intact.

5. Elevated High Service Water Tank, 354 South Prospect Street, 1934-35, Contributing Structure

The elevated high service water tank was erected for the City of Burlington by the Pittsburgh-Des Moines Steel Company (“PDM”) to supply enhanced service for the University’s larger buildings and area residents. The elevated water tower augmented the existing brick water tower with increased water pressure and capacity. The water tank was connected to an 8-inch-wide

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water pipe extending southwest from the City Reservoir on Main Street, just east of the University Green.

This structure is a 150,000-gallon, painted, riveted, steel-plated water tank elevated on a seven-foot-wide central shaft supported by four canted legs resting on concrete pads. The roof peak of the water tank reaches a height of 110 feet above grade and is approximately 37 feet in diameter.

The tank is cylindrical in form with a semi-spherical bottom and a conical cap. Each of 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. The southwest leg of the water tank has an access ladder with a safety cage; this ladder and cage extend up the side of the cylinder to access the telecommunications antennas mounted to the cap. Just above where the legs attach to the tank, at the junction of the rounded lower portion of the tank and the spherical portion, there is a steel catwalk surrounding the entire tank with a railing composed of triangular steel rods. Telecommunications antennas have been mounted to the water tank since 2001.

6. High Service Water Tower, 354 South Prospect Street, 1880-81 / 1890-91, Contributing Structure

This high service water tower was constructed in 1880-81 to protect a new, 106,000-gallon, high service water tank. The new tank was supplied with water pumped up to it from a new hydraulic motor at the reservoir on Main Street across from University Place. The historic equipment has been removed and the structure currently houses telecommunications equipment.

The structure is approximately 35 feet wide, 45 feet in height and has a 10x16 foot, single-story, gable-roof addition on its west side. It rests on a rubblestone foundation constructed from 171 cubic yards of stone removed from the trenches dug for the new water pipes. The structure has hollow, common bond brick walls pointed with scored mortar. A segmentally arched doorway filled with a metal door and plywood is located on the south side of the structure. A second doorway, likely a modern addition to the structure, is located on the north side of the structure and is accessed via two concrete steps. A small, wooden casement window is located further up on the northeast side of the tank, featuring a segmental arch and a stone lintel. The tower has a 16-sided polygonal roof covered by red slate shingles with bands of fish scale-shaped green and red slates decorating the central portion and a copper finial at its peak. The structure's gabled west entrance addition was built sometime before 1932. It features brick veneer walls resting on a concrete foundation and a slate-shingled gable roof with cornice returns. Each of the side elevations of this addition have window openings infilled with plywood that feature concrete sills and flat-arched, slightly splayed, brick lintels. There is a modern metal door on the west side, above which is a cable entry point.

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7. Redstone Hall, 376 South Prospect Street, 1888-89 / 1821-23 / 1974, Contributing Building

Redstone Hall was the Buell family residence from 1889 until the University purchased the property in 1921 and converted the house to a residence hall on the women's campus. It was designed by Herbert C. Burdett of the Buffalo, New York, architecture firm Marling and Burdett. In 1921, UVM hired architect Louis Sheldon Newton to create plans for the conversion of the house and the stable (Robinson Hall #10) into women's dormitories. This project may have influenced Newton's decision to relocate his practice from Hartford, VT to Burlington in 1921.

Redstone Hall is a good example of Richardsonian Romanesque architecture. It is rectangular in plan with a large central tower on its front (west) façade. The two-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 the first-story sill line and rise up to a steeply pitched, wood-shingled hip roof that has slightly flared eaves with exposed rafter tails. The roof is broken up by dormers on three slopes and three high, narrow, asymmetrically placed chimneys.

The front (west) elevation is dominated by the central tower with a conical cap rising 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 oak door is flanked by single-pane sidelights and set in a wall composed of small square blocks of regularly coursed stones. On the second story to the right of the entrance is an oriel window modified in 1921 with a central 8/2 window and two 4/1 windows. The hip roofed dormers in the roof above, also modified in 1921, are fenestrated with small 8/2 windows that match the tower's three 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 story, 6/1 and 4/1 windows on the second story, and curved 1/1 windows in the tower. With the exception of the segmentally arched basement 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 façade and is enclosed by a battered redstone parapet that bows out on its front right corner.

The south façade is screened by a 2x1 bay, 2-story, enclosed porch with a low-pitched, metal hip roof. The four first floor arches are glazed with central 4/4 windows with fixed sash windows on either side. The floor above, containing a sleeping porch added in 1921, is divided by paired pilasters into three bays on its long side and one bay on each of its short sides. It is glazed with 8-pane folding casements. The north façade is irregularly fenestrated with 3-light windows on the basement level, 6/1 windows on the first floor, and 6/1 and 4/1 windows on the second. An entrance with a wooden, single-light door is located on the left half of the façade and screened by a single-story, hip-roofed porch with half-length wooden posts that rest on a battered parapet and are tripled at the corners. In the roof above there are two 8/2 dormer windows that are capped by overhanging, rounded hoods. The hall's rear façade is composed of a central tower, a window-

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less fire-stair tower to the left built in 1974, and a 2x1 bay, hip roof 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 central 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.

**8. Mabel Louis Southwick Memorial Hall, 392 South Prospect Street, 1934-36
Music Recital Building, 384 South Prospect Street, 1973-75
Contributing 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 Great Depression with funds from the Works Progress Administration (WPA) and the estate of John Leonard Southwick, a former editor of the *Burlington Free Press* whose deceased daughter, Mabel Louise Southwick, had graduated from UVM in 1906. The building was originally designed as a women's student union building with a recreation hall and gymnasium. Today (2020), the main portion of Southwick Hall houses the UVM Music Department and the Brutalist-style Music Recital Hall addition of 1973-75 contains UVM's primary musical performance space.

Mabel Louis Southwick Memorial Hall ("Southwick Hall") is a T-plan, Colonial Revival style building comprised of three interconnected blocks. The main block is 9x3 bays, the central block is 6 bays wide, and the rear block is 3 bays wide. The building's 2-story, English bond brick veneer walls rise from a granite foundation and have a marble and granite beltcourse below the first story windows. Rectangular, marble spandrel panels are located between the first and second story windows of the west and central blocks, and rectangular, granite panels are below the wood corner pilasters that frame the walls and support a denticulated entablature. The building's perpendicular, slate-shingled hip roofs are crowned at their intersection by a 3-tiered, gold-domed cupola embellished with urn finials, pilasters, and swags. The rear block is one story on a raised basement with a flat roof that is capped by a balustrade. The primary (west) façade of the main block has an entrance sheltered by a shallow, recessed portico with eight square columns resting on marble plinths dividing the bays between the corner pilasters. The columns have fretwork in the form of triangles and diamonds, and simple Doric capitals. The three central entrance bays have 12-light metal double doors that are capped by fanlights and accessed via a wide, granite stairway. There is a two-tiered, wooden parapet resting on the entablature directly above. The compass-headed windows on the first story of the main and central blocks have marble keystones. On the main block they are 12/18 sash resting on wooden panels extending to floor level. The side elevations of the main and central blocks have 12/30 sash and the rear (east) wing windows contain 8/8 sash with splayed marble lintels. On the second story, windows throughout are 12/12 with splayed marble lintels. The rear (east) elevation has one bay with a marble keystone that is filled with a modern casement window.

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Running the length of the central block's north elevation is an arcade with cylindrical concrete posts fronting a bank of large glass windows of the first story of Southwick Hall's central block. This arcade connects Southwick Hall to the Music Recital Hall which extends to the north. The Music Recital Hall is a 2-story, flat-roofed, concrete building with unadorned exposed concrete walls that show the narrow board form lines used for casting the concrete. The Music Recital Hall's west elevation is composed of a recessed, primarily glass-walled entrance. To the left (north) of the entrance are first story and second story concrete sections recessed into angular concrete bays, stepped progressively forward and containing large, single-paned windows of varying sizes.

The original, concrete north elevation of the Music Recital Hall is partially covered by a new, 2-story addition with boral siding constructed in 2020-2021. The new addition occupies the east two-thirds of the elevation and projects towards the north in a stepped manner from the recessed central portion of the elevation. It contains a variety of shapes of fixed casement windows, most of which are in the second story. The pedestrian entrance on this elevation is recessed and built into the westerly portion of the addition. It contains an aluminum and glass door and is sheltered by a flat-roof canopy supported by a concrete column. To the immediate right (west) of this entrance is a small, one-story, shed-roof, concrete projection with a standing seam metal roof. To the left (east) of the entrance, the new addition's façade steps forward and contains a single-bay garage door framed by fiber cement panels. Projecting slightly above the rest of the building and the addition, the north façade of the original building is unadorned.

At the northeast corner of the Music Recital Hall, the new addition is one story. Sitting on a partially exposed poured concrete foundation, it is composed of square, cement board pilasters defining recessed bays that contain fiber cement panels on both of its north and east elevations. The north elevation is three bays wide with the easterly two bays containing fixed casement windows, while the slightly convex east elevation is five bays wide and contains three fixed casement windows.

A recessed entrance is immediately south of the projecting east elevation of the new addition of the Music Recital Hall, containing a glass door and sheltered by a flat canopy supported by a square column. The façade to the left of the entrance is canted. The original portion of the east façade to the south of the addition, which is clad in vertical wood boards, has two vertically oriented, angled bays with vertical, three-light, plate-glass windows that step progressively towards the south and provide light to the performance hall. This façade rises in height above the addition and has a canted central section centered in the area above the two angled windows.

The southern portion of the Music Recital Hall's east elevation is an S-shaped, 12-bay glass and concrete section. This undulating facade stretches between Southwick Hall on the left (south) and the wood-sided northeast section on the right (north). Its facade primarily glass, with the first and second stories divided and capped by horizontal concrete bands. Within each of the 12 bays, the lower portion of glass is divided into four lights, while the upper section contains a single

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light. At the southeast corner of this elevation, the façade extends down to an exposed basement level that contains a secondary entrance.

9. Grace Goodhue Coolidge Hall, 402 South Prospect Street, 1946

In 1946, a south addition known as Coolidge Hall was built as a women's dormitory and is named for Grace Goodhue Coolidge, a Burlington native, 1902 UVM graduate, and the wife of President Calvin Coolidge. Coolidge Hall was the largest of four dormitories designed by William B. Mylchreest of McKim, Mead and White in 1946-47, part of the firm's last project undertaken on the UVM campus.

The three-story Coolidge Hall is a transitional building, encompassing Colonial Revival elements with an overall Modern design. The flat-roof building is composed of a five-bay central block flanked by two five-bay wings canted at 45-degree angles to the middle section. The building is of concrete block construction with brick veneered walls that rise from a poured concrete foundation and are evenly fenestrated with 1/1 windows. The first story windows, as well as the central three windows of the second story of the main block and the second story central bay window of the wings, are spanned by marble lintels. The slightly projecting central block is framed by 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 has a three-bay entrance porch sheltering the main entrance whose flat roof is supported by paired wooden posts. The front door has a large glass window with two square panels beneath, and is flanked by $\frac{3}{4}$ height, four-light glass sidelights. A transom above the door reads "Grace Goodhue Coolidge Hall." The door opens to a small vestibule with a matching door and sidelights. Secondary entrances are located on the central bay of each wing and are sheltered by flat roof entrance porches supported by square, paired wood posts. All three of the entrance porches have flat cornices topped by a metal roof that folds over the front of the cornice. The rear elevations of the outer sections have six bays while the central block has seven bays. The poured-concrete basement level is exposed. The cornice and pilasters are present on the rear elevations of each section as well. The north elevation is connected to Southwick Hall by a one-story, two-bay hyphen. The two windows have marble lintels like those of the rest of the first story windows.

The construction and engineering of Coolidge Hall is notable for its use of precast, reinforced concrete wall, floor, and roof slabs. The process was developed by McKim, Mead and White in consultation with E. J. Rappoli, contractor, and Fred N. Severud, structural engineer.³ Coolidge Hall was one of four UVM dormitories built using this method in 1946, the others being Chittenden, Buckham, and Wills Halls on the main campus quadrangle (demolished 2015).

³ *Architectural Record*, "Precast System Developed for Low-Cost Dormitories," 105, no. 6 (1949): 142.

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10. Robinson Hall, 406 South Prospect Street, 1889-89 / 1921-23, Contributing Building

Robinson Hall was originally designed to serve as the Buell Estate stable by the Buffalo, New York architecture firm of Marling and Burdett. After the estate was sold to UVM in 1921, the stable was converted into a women's dormitory by architect Louis S. Newton with funds left to UVM by Wallace F. Robinson. In 1982, the building was converted into university offices.

Like Redstone Lodge and Redstone Hall, Robinson Hall is constructed of random-coursed redstone, although the gables are clad in sawtooth wood shingles. The 1.5-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 hipped roof with a slightly lower ridgeline. The westerly roof has full width and shed dormers clad in wood shingles on the north and south sides, an addition made in 1921-22 after UVM purchased the building. Two large, round towers with conical caps frame the building's west wall and a small tower rises from the northwest ell. Each tower has evenly placed, 8/8 windows on each floor. Windows throughout the redstone-clad portions of the buildings are segmentally arched, capped by splayed stone lintels and resting on plain redstone sills.

The east wing's north elevation has a large, arched opening (once a carriage bay) infilled with modern, multi-light windows. The arch is flanked by 3/3 windows with splayed stone lintels. The slightly overhanging, wood-shingle gable of the half story is supported by stone corbels and is fenestrated with three 8/8 windows along the eaves line with a Palladian motif vent (originally a window) above. The primary entrance is through the west wall of the eastern portion of the building, adjacent to the north of the ell tower, and is sheltered by a partial hipped roof supported by wood brackets, above which is a shed dormer. The entrance is an 18-light doorway with full-length sidelights and a fanlight with a splayed stone lintel. The north elevation of the west wing has a pent roof supported by wood brackets sheltering the fenestration which includes a three-part, multi-light, arched window flanked by two sets of recessed, 3/3 windows. Adjacent to the east of the northwest corner tower is a secondary entrance underneath a hipped roof hood consisting of an 18-light door and a narrow, 4/4 window to the left. The west elevation, framed by the two towers, contains one 8/8 window on the first floor, three 8/8 windows above and a small shed-roof dormer. The rear (south) elevation is almost identical to the north elevation, although oriented in the opposite way and with minor differences. Two small and recessed, 3/3 windows mark the transition between the two wings. Below the shingled gable is a bay with a granite sill containing a four-part window with two 6/6 sash windows above and two 9-light windows below. On either side is a paired, 6/6 window. The east elevation features a long, shed dormer with six 8/8 windows and an interior, redstone chimney rising from the center of the roof's east slope. There is a paired, 6/6 window on the south end of this elevation and a series of small, evenly spaced, 6/6 windows. On this elevation, alterations to the site's grade are visible in the form of splayed stone lintels at ground level.

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11. Slade Hall, 420 South Prospect Street, 1928, Contributing Building

Slade Hall was the first dormitory built specifically for women at UVM and the first new addition to the former Buell Estate purchased by UVM in 1921. It is the second of nine buildings designed for the university by McKim, Mead and White. Designed with 25 dormitory rooms, the general interior layout of the rooms and common spaces remains intact. It is still used as a UVM residential hall.

The 2.5-story, 7x3-bay, Colonial Revival dormitory is rectangular in plan with brick English-bond walls that rise from a granite foundation to the slate-clad Dutch gambrel roof with slightly flared eaves underneath which are three rows of corbelled brick. A broad, brick, interior chimney pierces the roofline on the north end. Seven pedimented, gable dormers with 8/12 windows align with the bays on the lower stories. The building's walls are horizontally divided on each face by projecting brick belt courses which terminate before they reach the corners. Windows throughout are 12/12 wood sash with marble sills and splayed marble lintels with keystones. The front façade faces west and is composed of a central entrance flanked by three bays on either side. The entrance is composed of an eight-panel, wooden door that is framed by $\frac{3}{4}$ 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 a semicircular ceiling.

Slade Hall's rear (east) elevation is fenestrated similarly to the front elevation, although the central doorway is framed by ionic pilasters on either side and capped by a plain entablature. Directly above the entrance and between the first and second stories is a large, semi-circular arched, multi-light window with marble surrounds and a scroll keystone, resting on a slightly projecting porch with iron rail. Above the window is a marble tablet inscribed with the building's date of construction written in Roman numerals. The side elevations are regularly fenestrated with a metal fire escape accessing the windows on the second and third floor of the north elevation. A small, circular vent is just below the roof peak on each elevation. The north elevation has a set of concrete stairs sheltered by a brick wall leading to a basement entrance. The south elevation's basement is partially exposed and is faced with concrete with a series of square, casement windows.

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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

EDUCATION

ENGINEERING

LANDSCAPE ARCHITECTURE

SOCIAL HISTORY

Period of Significance

Criterion A: Social History and Education: 1921-1971

Criterion C: Architecture, Landscape Architecture, and Engineering: 1880-1975

Significant Dates

1880

1889

1921

1934

1961

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Burdett, Herbert, C.

Burlington Associates

Freeman French Freeman

Freeman, Ruth

Henderson, William

Lindberg, Colin P.

Mylchrees, William B.

McKim, Mead & White

Marling and Burdett

Newton, Louis Sheldon

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

The Redstone Historic District is significant under National Register Criteria A and C. Under **Criterion A**, it has a strong association with the Areas of Significance of Education and Social History. The historic district is significant for its role in the education of women as the location of the former UVM women's campus, known as the Redstone Campus, which was developed in the 1920s on the earlier Buell Estate. Women were first admitted to UVM in 1871, and 50 years later Redstone was established as the women's campus. It served in this capacity for the next 50 years until 1971, when the dormitories became coeducational. The creation of a women's campus in the early-twentieth century is in line with national trends, which saw women gain increased opportunities to vote, work, and pursue an education. While UVM's establishment of a women's campus expressed its commitment to the education of women, women were relegated to a limited course of study that separated them from their male counterparts and prepared them for careers in teaching, nursing, or domestic pursuits. This more conservative approach to women's education, consistent with national trends, existed through the 1970s. The period of significance under Criterion A: Social History and Education begins in 1921, when UVM purchased the Buell Estate for use as a women's campus, and ends in 1971, when the campus became coeducational.

Under **Criterion C**, the Redstone Historic District is significant for its Architecture, which includes notable examples of Richardsonian Romanesque, Shingle Style, Colonial Revival, and modernist styles as well as the brick High Service Water Tower. The district is also significant within the context of Landscape Architecture for the formally landscaped Redstone Green, which is a significant open space that has been maintained since the Buell Estate was developed in 1888. Finally, the district is significant within the context of Engineering for the two water towers located in the northeast corner of the historic district that were critical components of Burlington's waterworks system. Implementing innovative, modern designs of their respective eras (1880s and 1930s), the water towers enhanced the capacity and quality of water service to the rapidly growing city and university, allowing for the expansion of the hospital, the UVM campus, and the growth of nearby residential neighborhoods. The period of significance under Criterion C: Architecture, Landscape Architecture, and Engineering begins in 1880, with the construction of the High Service Water Tower, and ends in 1975, with the construction of the Music Recital Hall.

The Music Recital Hall addition to Southwick Memorial Hall is less than fifty years old and, as such, must meet Criteria Consideration G: Properties That Have Achieved Significance Within the Last Fifty Years. The Music Recital Hall is of exceptional importance at the local level as a rare example of Brutalism in the city of Burlington. Its use of board-formed concrete, plate glass, and monumental building forms are hallmarks of the Brutalist style and create a distinctive counterpoint to the Colonial Revival design of Southwick Hall, to which it is attached.

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

The Redstone Historic District includes the former estate of Andrew A. and Margaret W. Buell, which was developed beginning in 1888. The Buell family purchased the original 120-acre property for \$25,000 on July 24, 1888 from the estate of Franklin J. Hendee (1821-1887) who had died one year earlier.⁴ Franklin Hendee was a Burlington merchant who turned to farming during his retirement, operating a farm opposite Le Grand B. Cannon's Overlake Estate on South Prospect Street; the home is no longer extant.⁵ The Buell Estate was developed between 1888 and 1891, and members of the Buell Family occupied the estate until 1921 when it was sold to the University of Vermont for \$50,000. UVM established the Redstone Campus as the UVM women's campus and renovated the Redstone mansion and carriage barn for use as dormitories. As female enrollment at UVM grew throughout in the second quarter of the twentieth century, the campus expanded with several new buildings. The last free-standing building on the campus was constructed in 1961. When the UVM dormitory system became fully co-educational in 1971, Redstone's use as a women's campus essentially ended.

Andrew A. Buell and the Burlington Lumber Industry

Andrew A. Buell (1841-1916) was born in Whitehall, New York on July 22, 1841 and worked in lumber mills from a young age.⁶ He climbed the ladders of this industry and eventually amassed a fortune due to his involvement with several prominent Canadian and American lumber companies including the Exporters' Lumber Company of New York and the Ottawa Transportation Company. Perhaps his most successful endeavor was the acquisition of partial interest in the R. Hurdman Company in 1891, after he arrived in Burlington. That same year, the firm reincorporated as Buell, Orr, Hurdman & Co. The firm gained control of extensive forests in the northern Canadian wilderness and its mills could saw upwards of 70,000,000 board feet of timber each season.⁷ When the firm reincorporated as the Hull Lumber Company in 1896, Buell became president, a post he held until 1904.⁸ His primary stateside business was based in Buffalo, New York, where he resided until he arrived in Burlington in 1886 and rented the Henry Loomis Homestead on Pearl Street.⁹ His position in Canadian companies undoubtedly included business dealings in Burlington and probably led to his move there. Buell may have split his early years in Burlington with a residence in Buffalo, developing his Burlington estate as a summer home.¹⁰

⁴ Burlington Land Records, Vol. 29 p. 1, July 4, 1888.

⁵ "Obituary, Andrew A. Buell," *The Burlington Daily News*, February 26, 1916, 6; United States Bureau of the Census, 1870.

⁶ "Obituary, Andrew A. Buell," February 26, 1916, 6.

⁷ Don Mills. *Canadian Forest Industries 1894-1896*. (Southam Business Publications, 1896), 16.

⁸ "Obituary, Andrew A. Buell," February 26, 1916, 6.

⁹ "City and Vicinity," *The Burlington Free Press*, April 22, 1887, 5

¹⁰ New York State Education Department, *New York State Census 1892* (Albany: Office of Cultural Education, 1892), 6.

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Figure 1: Andrew A Buell (left) and Margaret Buell (right). Image courtesy of UVM Special Collections.

Decades before Buell arrived in Burlington, the city began to figure prominently in the lumber export trade. In 1857, Lawrence Barnes built the first planing mill on the lakefront to dress shipments of Canadian lumber via the Richelieu River in Québec before they were transported by rail across New England. The demand for lumber only grew as communities began to rebuild bridges, houses, rail lines, train depots, and warehouses destroyed during the Civil War. Due to this rising demand for lumber Burlington became the nation's third largest lumber exporter by 1868.¹¹ 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. 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 fell below 100 million board feet, marking the beginning of a final, twenty five-year decline in the city's lumber industry. Already by the 1880s, the North American logging industry began to focus on western forests which were rife with old growth trees that could be easily imported to the central and eastern United States via rail. In 1897, the Dingley Act created tariffs in the United States at the highest levels in the history, raising them on average 57%. Import taxes were newly imposed on lumber which meant that the importation of raw lumber was no longer free – rather, it became exceedingly expensive. In 1898, one year after the Dingley tariff was put into effect, lumber imports to Burlington dropped to 56 million board feet and would continue to decline.¹²

¹¹ Vincent E. Feeney, *Burlington: A History of Vermont's Queen City*. (Bennington, VT: Images from the Past, 2014), 107-108

¹² *Ibid.*, 126.

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Despite its severity, the lumber industry's downturn does not appear to have significantly affected Buell, whose fortune was secure by this time. Buell continued to lead 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 locally based Horatio Hickock Company, a manufacturer of packing boxes and cloth boards. Incorporated in 1898, the Horatio Hickok Company was the successor of the firm Mathews & Hickok, which was founded in 1871 and was so successful that it had branch offices in Canada, processed 15 million feet of lumber each year, and turned out \$200,000 worth of finished goods per year.¹³

Development and Occupancy of the Redstone Estate

Buell located his gentlemen's farm on 66 acres of the 120-acres of land originally purchased from Franklin Hendee. The development of the Buell Estate, known as Redstone, occurred between 1888 and 1890. Buell took advantage of the hilltop location, one of the highest in the area, which offered commanding views of the mountains to the east and west. A brief note in the Burlington Free Press from August 15, 1890 states that "Mr. A.A. Buell is to begin at once the work of laying out a fine carriage drive... The turn will be on the highest ground in the city, and the view surpasses that from any similar height in the northern part of Vermont."¹⁴ The entrances to the circular drive are intact today, although the configuration of the drive itself is different (see Figures 12, 13 and 19).



Figure 2: Looking west across the Redstone Green (#1) from the main house, circa 1910. Courtesy of UVM Special Collections.

In 1888, Buell hired Herbert Burdett of the Buffalo, New York architecture firm Marling and Burdett to design the mansion house later named Redstone Hall (#7). Burdett utilized local redstone from Willard Ledge, a quarry located south of the estate grounds, to construct the building and G.N. Willard, who owned the quarry, also completed the masonry work.¹⁵ In the tradition of architect Henry Hobson Richardson, whom Burdett once worked for, the use of

¹³ William S. Rann, Ed. *History of Chittenden County, Vermont* (New York: D. Mason & Co., 1886), 328.

¹⁴ "Home Matters, City and Vicinity," Burlington Free Press, August 15, 1890, 8.

¹⁵ "University Buys Buell Property," The Burlington Free Press, June 25, 1921, 1.

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tooled, local redstone provided natural texture and color on the building's facades and imparted a picturesque aesthetic which rooted the building in its natural surroundings. The mansion featured elaborate woodwork in the interior and was fully electrified.



Figure 3: Redstone Hall (#7), circa 1890. Courtesy of UVM Special Collections.

According to an anonymous article in the UVM student newspaper the *Vermont Cynic* dated January 15, 1946, both the Redstone Lodge (#3) and the Redstone Hall (#7) were constructed of Willard redstone.¹⁶ However, the article writes that the same type of redstone was discovered on the estate itself, and the stone for Robinson Hall (#10) and the front wall was blasted from a location to the south of the main estate grounds.¹⁷ The Redstone Green (#1) contains a redstone outcropping to the southwest of the main house which is visible in Figure 7 but is mostly hidden by vegetation today.

¹⁶ *Vermont Cynic*, January 15, 1946. According to Elizabeth Kirkwood's article about Redstone in the *Burlington Free Press* (October 11, 1972), facts about the Redstone estate as published in the *Vermont Cynic* article were given to its writer by Mary C. Twitchell, one of Andrew Buell's two daughters.

¹⁷Ibid.

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Figure 4: Robinson Hall (#9), the former Buell Estate carriage barn, circa 1890. Courtesy of UVM Special Collections.

The landscape of the estate was carefully attended to. The transformation of the estate from farmland to an oasis of shrubs, orchard trees, woodland, and flower and vegetable gardens occurred over the course of several decades (see Figures 5 and 6 below). The picturesque landscape was cultivated and maintained by a succession of groundskeepers and gardeners who lived in Redstone Lodge (#3). For many years, this post was occupied by Frederick Otto Ockerblad and his family, first generation immigrants from Scandinavia.¹⁸ Another cottage which housed a gardener was once located to the north of the main house but has since been removed. The estate was carefully planned to have the mansion on the highest ground with the most impressive views and the supporting buildings situated at lower elevations to the west. A second driveway to the north (which is the approximate location of the north driveway today) ran alongside a grove of trees to a service area and laundry yard behind the house. On the south side of the driveway, the carriage house / garage (Robinson Hall, #10) was complemented by a tool house, greenhouse, and what was once a haybarn (these are visible in Figures 12 and 13). This complex of barns to the north of Robinson Hall is no longer standing.

¹⁸ Frederick Otto Ockerblad was born in Katrinaholm, Sweden. His wife, Caroline J. Ockerblad, was born in Christian Sand, Norway.

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Figure 5 (left): Looking across Redstone Green (#1) towards Redstone Lodge (#3), Lake Champlain and the Adirondack Mountains, circa 1890. Courtesy of UVM Special Collections.

Figure 6 (right): Redstone Lodge (#3) and a portion of the redstone wall (#2) at the north entrance, circa 1920s. UVM Landscape Change Program file #LS09793.

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.¹⁹ In the Burlington area, the Buell Estate would have ranked in size and prominence only behind Dr. William Seward Webb's "Shelburne Farms," which was 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." Some accounts note that Buell and Cannon had a neighborly feud, and Buell's decision to construct his house at the highest point in the area was in part so that he could look down upon Cannon's estate which was immediately to the west.²⁰

Andrew Buell died on February 25, 1916 and his funeral took place at Redstone.²¹ One year later, his wife Margaret died, at which point ownership transferred to their daughter Mary Twitchell and her husband Martin (who at the time already lived at the estate). The same year that the Twitchell family assumed ownership of the property, they advertised it for sale. The real estate listing in *The New Country Life* described the estate as follows:

"Redstone Overlooking Lake Champlain... There are extensive lawns, a large orchard in bearing state and two groves of pine trees. A large garden plot has been planted for flowers and vegetables. The buildings comprise a house, garage, and stables, with house for chauffer or coachman, and lodge... Other houses are a farmer's cottage, ice house, green house, tool house, and hay barns. Everything in first class condition."²²

¹⁹ As written in Thomas Visser, Reid Larson and Ann Cousins, *Redstone Historic District National Register Nomination*. (Burlington, VT: University of Vermont Historic Preservation Program, January 22, 1991), Section 8, p. 1-2.

²⁰ Elizabeth Kirkness. "Redstone Built as Part Of Neighbor's Feud." *Burlington Free Press*, October 11, 1972, 23.

²¹ "Obituary, Andrew A. Buell," *The Burlington Daily News*, February 26, 1916, 6.

²² "Redstone Overlooking Lake Champlain," *The New Country Life*, 23 (1917), 14.

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The Twitchells ultimately found a buyer in UVM, which purchased the property for \$50,000 in 1921. Guy W. Bailey, then-President of UVM, intended from the start to create a women's campus at Redstone.

Education and Social History: Women at UVM and the Redstone Campus

In August of 1871, the Trustees of the University of Vermont voted overwhelmingly in favor of admitting women into UVM, the first East Coast university's governing body to do so. Proponents of women's education included UVM president James Burrill Angell and UVM Trustee and United States Senator Justin Morrill. Angell was also particularly keen on having women help increase enrollment at UVM because during and immediately after the Civil War, the viability of the university was in question. For example, only three men graduated from UVM in 1866, eight in 1867 and five in 1868.²³ In 1872, the first two women enrolled at the university, 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. In 1892, the University acquired Grasse Mount, a Federal-style mansion on Main Street in Burlington; after renovations it became the first women's dormitory on UVM's campus. By 1900, 118 women had graduated from UVM.²⁴

Despite this open reception, women were still treated as second-class students. The Classical education they received alongside their male counterparts was viewed as mere enrichment before marriage. Women were clearly living and studying in a male-dominated culture, and ideas of traditional gender roles remained intact. For example, the school newspaper the *Cynic* featured numerous pages of photos and accounts of men's clubs and activities with only the occasional mention of events at a sorority or the YWCA.²⁵ School yearbooks only depicted male students in class and group photos. There were no female professors; the first woman to be hired by the university was Ella Evarts Atwater, who was first a secretary to the librarian in 1890 and promoted to assistant librarian in 1892.²⁶

Beginning in the early-twentieth century, as female enrollment steadily increased, women's education at UVM developed its own separate course of study beginning decades of segregation between male and female students. Instead of learning the Classics alongside men, the approach to women's education became more conservative as women were encouraged to pursue either domestic studies in preparation for homemaking or teaching as an interim profession 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. UVM hired its first female professor, Bertha Terrill, to establish this new department in 1911. Over the next three decades, Terrill built her department into a large component of the Vermont Cooperative Extension Service established in 1912 as a

²³ Constance M. McGovern, "Women at UVM." In Robert V. Daniels, *The University of Vermont: The First Two Hundred Years*, 220.

²⁴ *Ibid.* 221.

²⁵ *Ibid.* 222

²⁶ *Ibid.* 222

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subset of the Department of Agriculture. Most UVM women in the first half of the twentieth century studied either Home Economics or Education after the Education Department was founded in 1911. A formal teacher training program was established in 1921, and the four-year Elementary Education program started in 1927. 1921 also marked the year that secretarial courses were first offered at UVM for female students.

UVM's establishment of a women's campus was inspired by the exclusive women's colleges of the northeast. While the purpose of these colleges was to provide women the same educational opportunities afforded to men, the segregation of women and men to preserve the all-male status of elite universities limited opportunities available to women. It was not until the late-1960s that university education at UVM and some of these other institutions became truly coeducational. For example, Harvard College first admitted female students in 1879, however they were restricted to the "The Harvard Annex," a private institution for the instruction of women to keep Harvard College an all-male institution. In 1894, Radcliffe College at Harvard was founded, following in the footsteps of other women's colleges including Vassar College (chartered 1861), Wellesley College (chartered 1870), Smith College (chartered 1871), Bryn Mawr College (chartered 1885), Mount Holyoke College (chartered 1888), and Barnard College, an affiliate of Columbia University (chartered 1889).

Women who graduated from UVM during this era, particularly graduates of the Home Economics Program, were first and foremost destined for marriage and life as homemakers. For example, a 1921 article in the *Burlington Free Press* celebrating the increased opportunities for women at UVM and the opening of the Redstone campus declared that the new campus would provide unparalleled education for the "future mothers of Vermont."²⁷ Some women did manage to postpone or even forgo marriage and childbearing to pursue careers in teaching, and twenty percent of teachers with college degrees advanced into careers as school administrators.²⁸ Many of those who did marry became active in women's clubs and charity organizations, finding ways to assert their influence on society despite lacking the opportunity to have careers.

Two profound events from the 1910s factored into the increased enrollment of women at UVM and the new attention afforded to their education. During World War I (1914-1918), women were critically involved in the war effort, organizing and participating in Homefront activities, joining the civilian workforce to replace conscripted men, and serving as nurses overseas. Women had a new avenue to assert themselves in society and, while many of their jobs ended after the war as men re-entered the workforce, the war did shift gender norms. At UVM, women gained new opportunities when men left campus for service. In March 1918, Catherine Casey became the first female editor of the college newspaper the *Cynic*, a role she held until May 1919 when men returned from the war.²⁹ She was replaced by Perley Hill who published an editorial that year that paid tribute to the women who kept the newspaper running and in secure financial

²⁷ "Vermont Women and the University A Civic Center." *Burlington Free Press*, October 7, 1921, 4.

²⁸ Constance M. McGovern, "Women at UVM," 221.

²⁹ Virginia Campbell Downs. "UVM Goes Modern." In Robert V. Daniels, *The University of Vermont: The First Two Hundred Years* 241.

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status while men were away.³⁰ Also in 1918, UVM hired its first Dean of Women Pearl Randall Wasson, who served in this capacity until 1922.

The Nineteenth Amendment, ratified by both houses of Congress on June 4, 1919, gave white women the right to vote. During the October 14, 1921 convocation of the University of Vermont, the same year that the Redstone campus was established, two nationally renowned women who had been involved in the suffrage movement were selected to give addresses at the convocation. One of the women, Mrs. Maud Wood Park of Washington, D.C., was the congressional chairwoman of the National American Woman Suffrage association in 1917 and, in this capacity, effectively helped lobby for the passage of the Nineteenth Amendment.³¹ During the time of her 1921 address, Park was still working with Congress urging them to represent the wishes and needs of *all* of their constituents, including women.³² The fact that Park was selected as one of the convocation speakers demonstrates the strong connection between women's suffrage and the promotion of women in higher education at UVM in the early-twentieth century.

As women's enrollment increased, it was clear that there was a need for additional classroom and dormitory space for women. The first university-owned dormitory for women, Grasse Mount, was complemented by privately-owned houses scattered throughout neighborhoods bordering the UVM campus, where women resided under the care of a house director. In 1921, UVM purchased the Redstone estate property from the Twitchell family for \$50,000 with the intention of remodeling it as the new women's campus. The 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 1920s and 1930s. Two of the buildings constructed during Bailey's presidency are on the Redstone campus: Southwick Hall (#8) and Slade Hall (#11).

The first improvement made on the Redstone Campus following the university's acquisition was the conversion of the Buell's former residence (#7) and carriage barn (#10) into dormitories that could house 106 women.³³ Louis Sheldon Newton, an architect from Hartford, Vermont, designed the renovations which were completed by 1922. At the former Buell residence, which UVM named Redstone Hall (#7), Newton subdivided larger chamber rooms into smaller dormitory rooms and bathrooms and renovated the third floor to create additional dormitory rooms. The loggia on the first floor was enclosed to provide an additional common area, and a balcony above was enclosed to create a sleeping porch. The university's first Dean of Women, Pearl Randall Wasson, moved into Redstone Hall where she served as "house mother."³⁴ Each

³⁰ Ibid. 241.

³¹ "Vermont Women and the University A Civic Center." *Burlington Free Press*, October 7, 1921, 4.

³² Ibid. 4.

³³ "Redstone is Ideal Women's Dormitory," *The Burlington Free Press*, May 19, 1922, 8.

³⁴ "University Buys Buell Property," *Burlington Free Press*, 1.

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dormitory on the new campus had a house mother, typically an older, matronly figure who lived in the dormitories to ensure that certain restrictions such as curfews and temperance were enforced. Following the renovation of Redstone Hall, Newton transformed the Buell's carriage barn into a new dormitory known as Robinson Hall (#10) with funds left to UVM by Wallace F. Robinson.³⁵ As with Redstone Hall, Newton's renovations included the subdivision of spaces into smaller dormitory-style rooms and the improvement of the half-story into bedrooms with large dormers on either side of the roof.



Figure 7: Redstone Hall (#7) after it was renovated by Louis Newton to serve as a women's dormitory, 1920s. Note the Redstone ledge in the foreground within Redstone Green (#1). Courtesy of UVM Special Collections.

Redstone Lodge (#3) was purchased along with the rest of the Redstone estate, although it was not directly associated with the women's college. It was used as a home for male faculty members and their families for over 65 years. None of the faculty members housed there taught women's academic courses. The house's longest tenants were philosophy professor George Dykhuisen and his family, who resided here from 1933 through the 1970s.³⁶

³⁵ "University Acquires Former Buell Estate." *Vermont Cynic*, October 1, 1921.

³⁶ Thomas Weaver. "Redstone: UVM's Backyard," *Vermont Quarterly*, Summer 2003.

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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 carriage barn . That said, women were not actually educated on the Redstone campus. It served purely as a residential area of the greater UVM campus and women had to walk almost a half a mile to their classes on the main campus (whereas male students were housed in dormitories adjacent to the main campus). Although university classes were far removed, the residential and social life of women occurred on Redstone campus, particularly as the 1920s saw an emerging female subculture that was flourishing by the 1930s. For example, women's clubs were highly active, and women were more successful than men in coeducational activities such as debating, drama and academic societies.³⁷ The Women's Athletic Association (WAA), which was founded in 1913, was highly active and offered women the opportunity to participate and compete in sports such as track, hockey, dance, basketball and rifle shooting.³⁸ With the development of Redstone Campus for women in 1921 and the construction of Mabel Louise Southwick Memorial Hall (#8) in 1936, the WAA was able to utilize dedicated spaces for practice and competitions.

Slade Hall (#11) was the first dormitory built specifically for women at UVM and the university's first addition to the Redstone Campus. The 25-room dormitory, which officially opened in 1929, was constructed with money given by Louise M. Whiting Slade of New York in memory of her daughter, Harriet Slade Crombie.³⁹ According to a *Burlington Free Press* article dating from July 1929, the dormitory originally housed 26 girls, each in single rooms that measured 9-feet by 12-feet with common areas on the ground floor in addition to the matron's suite which consisted of a sitting room and bedroom.⁴⁰ There was no dining room in the dormitory; the residents ate meals at the adjacent Robinson Hall. The basement contained a large room for storage or recreational purposes as well as the heating equipment. The dormitory was ready for occupancy for the summer session which began July 3, 1929.

³⁷ Constance McGovern. "Women at UVM," 225.

³⁸ *Ibid.* 225

³⁹ "Gift of Mrs. William G. Slade," *Burlington Free Press*, April 21, 1929, 8.

⁴⁰ "Slade Dormitory is Nearly Ready for Use," *Burlington Free Press*, June 12, 1929, 8.

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Figure 8: Architectural drawings for Slade Hall (#11) by McKim, Mead and White. Note the lack of an entrance hood on the east side of the building (left side of side elevation drawing); this entrance hood was removed during the building renovation completed in 2019. Source: <http://vermontintegratedarchitecture.com/new/portfolio/slade-hall-the-university-of-vermont-2/> (accessed October 29, 2019).

McKim, Mead and White also submitted several campus planning and landscape studies to the university, most of which were never implemented. For example, a 1927 plan by the firm for the Redstone Campus proposed that the central green be occupied by four new dormitory buildings symmetrically placed around a highly designed plaza, with Redstone Hall marking the end of the plaza (see Figure 9). While this design proposed ample dormitory space for the growing female student body, it would have completely altered the original design of the Redstone estate. Slade Hall (#10) is depicted on this campus plan and is the only building from this plan that was executed.

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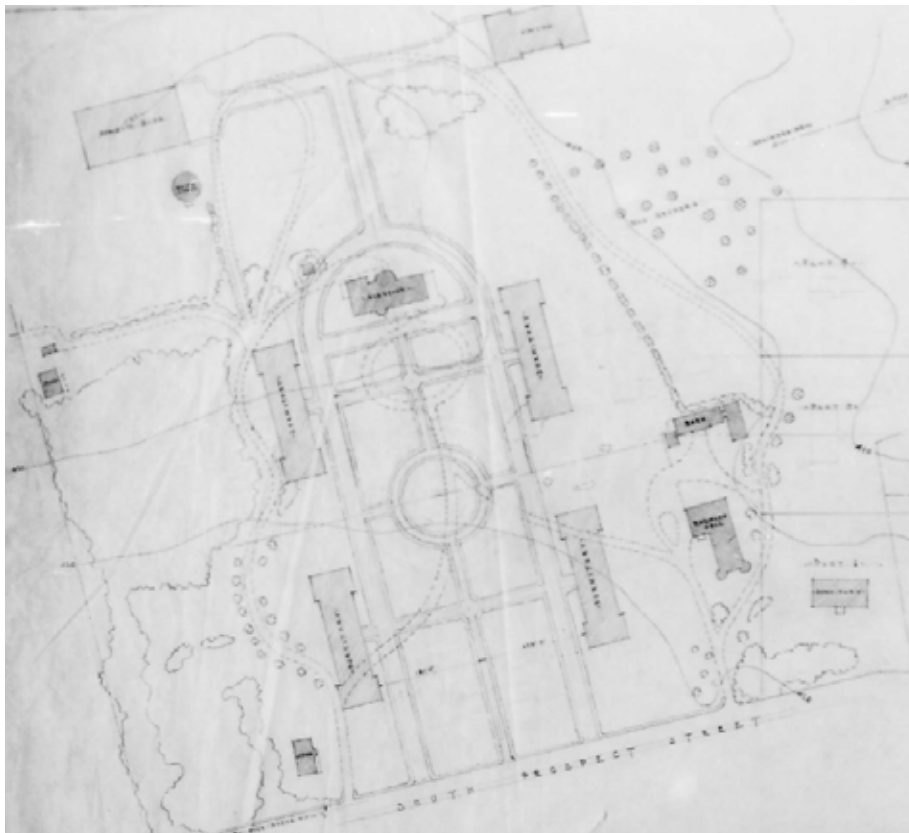


Figure 9: Undated (pre-1936) plan for Redstone Campus by McKim, Mead & White Architects. Courtesy of UVM Campus Planning Services.

Mabel Louise Southwick Memorial Hall (#8), completed in November 1936, was the second McKim, Mead & White-designed buildings on the Redstone Campus. It was built during the Great Depression whose devastating effects were felt in Burlington and at UVM. UVM President Guy Bailey managed to keep UVM open during this time by not raising faculty salaries and, in order to maintain enrollment levels, by securing donors to fund students' tuitions who may have dropped out for lack of money. UVM secured partial funds for the construction of Southwick Hall from the Public Works Administration (PWA) as a part of the New Deal program. The \$244,632 grant from the government was supplemented with a gift from the estate of John Leonard Southwick, a former editor of the *Burlington Free Press*, whose deceased daughter, Mabel Louise Southwick, had graduated from UVM in 1906.⁴¹

⁴¹ The Living New Deal. "University of Vermont: Mabel Louise Southwick Memorial Building – Burlington, VT," February 18, 2012. <https://livingnewdeal.org/projects/uvmsouthwick-burlington-vt/> (accessed October 7, 2019).

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Figure 10: Drawing of Mabel Louise Southwick Memorial Hall (#8) by McKim, Mead and White Architects, 1936. Note the crest centered above the entrance portico was never built. Courtesy of UVM Special Collections.

Southwick Memorial Hall was the women's student union building. Women had previously lacked a dedicated space for physical education, performances, and meeting spaces and this building provided such facilities. The building contained a 2-story, 500 seat lower recreation hall and gymnasium with a 35-foot proscenium arch screening a 29' x 54' stage at its east end.⁴² 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 in the basement level.⁴³ 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. The construction of Southwick Hall at the Redstone Campus represented UVM's commitment to developing a center for women's education at the Redstone Campus.

Women's life on Redstone Campus was disrupted during World War II when hundreds of army air corps troops arrived at UVM in 1943 for academic study and basic military training. Women were asked to leave and find accommodations elsewhere; some were housed in private homes and some were temporarily moved into fraternity houses where the men in turn found private quarters.⁴⁴ Southwick Hall (#8) was converted into a barracks, with sleeping quarters for several hundred troops, and Redstone, Robinson and Slade Halls were all stripped of their furnishings to accommodate troops.⁴⁵

⁴² "Southwick is Formally Opened." *Vermont Alumni Weekly*, Vol. XVI, No. 21, March 24, 1937.

⁴³ *Ibid.*

⁴⁴ "Army Air Corps Soon Moving Into UVM Bldgs." *Burlington Free Press*, February 20, 1943.

⁴⁵ *Ibid.*

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After the war, women returned to Redstone Campus and 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.⁴⁶ To accommodate this growing student population, four new dormitories designed by William B. Mylchreest of the firm McKim, Mead & White were built: Coolidge Hall, a women's dormitory addition to Southwick Hall (#8), and Buckham, Chittenden, and Wills Halls on the UVM central campus which were men's dormitories. Coolidge Hall (#9) was the largest of these four dormitories and could house 158 women in 65 double and 28 single rooms.⁴⁷ It was designed with a suite for a house director, a reception room, a date room, an office, a smoking room, a kitchenette and laundry facilities. The hall was named for Grace Goodhue Coolidge, a 1902 graduate of UVM and the wife of President Calvin Coolidge.



Figure 11: November 21, 1946 rendering of the primary elevations of Coolidge Hall McKim, Mead & White Architects. Courtesy of UVM Special Collections.

The unique, 45-degree angle design of Coolidge Hall is notable within its larger context of the Redstone Campus' layout. William Mylchreest designed the building to anchor the southeast corner of Redstone Green, thus preserving the overall landscape design and enhancing the design concept of buildings surrounding an open lawn. It is worth noting that McKim, Mead and White had produced a plan for Redstone Campus in the early-1940s that envisioned two twin dormitory buildings with the same form as Coolidge Hall flanking Southwick Hall at each of the easterly

⁴⁶ Seymour Bassett, "The Many-sided University: 1941-1991." In Robert V. Daniels, *The University of Vermont: The First Two Hundred Years*, 274.

⁴⁷ "Four New Dorm Buildings OK'd At Univ. of Vt." *Burlington Free Press*, December 2, 1946.

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corners of the green. This plan would have resulted in the demolition of Redstone Hall (#7) in order to accommodate the second new dormitory.

UVM continued to maintain the Redstone landscape in a similar way to its appearance when it was the Buell estate. The open space of Redstone Green (#1) was preserved and kept as lawn that was only sparsely planted with trees (see Figure 12 below). Vegetation was kept to the perimeter of the lawn, concentrated on the north side with a small grove of trees at each of the two entrances to the driveway. Buildings lined the edge of the green. Figure 16 is an undated map of the Redstone campus that may date from the early 1940s, before Coolidge Hall was built, which shows the various landscaping features, as well as the location of the old orchard behind the planned location of Coolidge Hall. Figure 17, a 1939 aerial photograph of the campus, depicts the campus at a similar era.



Figure 12: Mid-1940s topographic map of Redstone Campus depicting the layout of buildings and landscape features. Note the plan for Coolidge Hall, not yet built, to the right of Southwick Memorial Building (#8). Courtesy of UVM Campus Planning Services.

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Figure 13: 1939 aerial photograph of Redstone Campus. UVM Landscape Change Program file #LS16549_000.

In the years following World War II, the education of women remained relatively conservative, with most women pursuing traditional fields of study such as Home Economics, Education and Nursing. Home Economics, the program which prepared women for a life of homemaking, was particularly popular in the 1950s. The Home Economics major included three areas of concentration: textiles, education, and dietary study, which occurred alongside coursework and practical experience with homemaking.⁴⁸ While courses in Home Economics were taught on the central campus in Morrill Hall, a new space for the Home Economics program, Blundell House (#4), was built on the Redstone Campus in 1961. Originally referred to as a “Home Management House” or “Home Management Laboratory,” the International Style structure to the northeast of Redstone Lodge was designed by the Burlington architecture firm Freeman French Freeman for use as a home management laboratory for seniors in the University’s Home Economics Program. It was constructed for \$55,000 with funds partially obtained from the sale of the old home management house on Williams Street, and was referred to as “the last word in modern living” and a “total electric” home.⁴⁹ It was dedicated on December 9, 1961, and named for the late Alice E. Blundell, a member of the Home Economics teaching staff from 1918 until her death in 1937.

Blundell House was designed for women to have experiences that would help them meet the challenges of Home Economics as a profession, both in and out of the home. Eight senior women would spend 7.5 weeks of a semester living in the home as part of the home management class. The students would receive practical experience with fabrics, flooring, home furnishings, design,

⁴⁸ Interview with Marge Allard, May 8, 2020.

⁴⁹ “UVM To Break Ground Monday For New House.” Burlington Free Press, November 28, 1960.

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cleaning, etc. The building was designed for efficiency with space-saving, labor-saving, and time-saving measures such as shallow cabinets to eliminate hard to reach rear storage.⁵⁰ As noted on the original plans for the building completed by Freeman French Freeman in November 1960 (see Figure 15), the Home Management Laboratory included four bedrooms, a laundry room, and a bathroom in the east wing and a living room, dining room, kitchen, and a room and private bath for the instructor in the larger west wing. The basement contained a large recreational room.⁵¹



Figure 14: 1965 photograph of Blundell House (#4). UVM Landscape Change Program file #LS11350_000.

⁵⁰ Betty Sproston, "UVM's Home Management House Now Open To Public." *The Burlington Free Press*, December 9, 1961.

⁵¹ *Ibid.*

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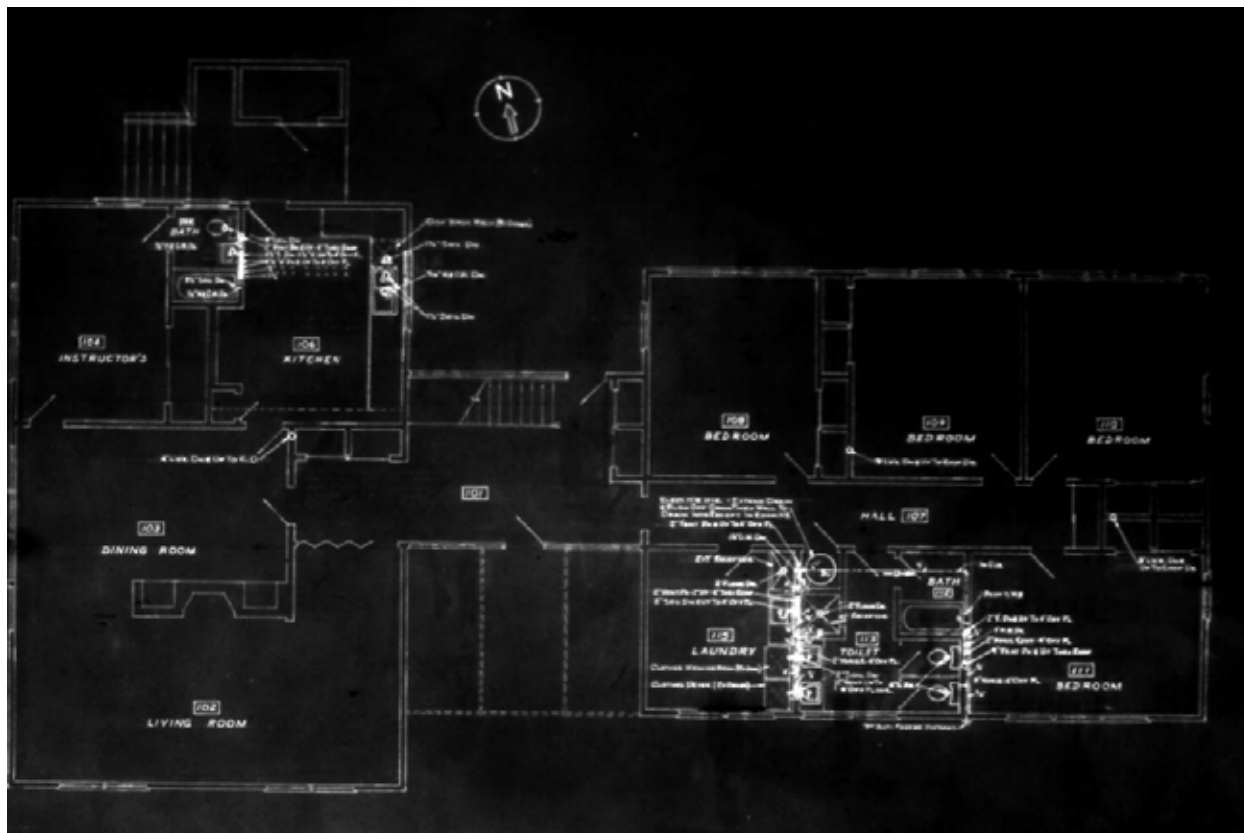


Figure 15: First floor plumbing plan for the Home Management Laboratory by Freeman French Freeman Architects, November 14, 1960, showing the original layout of rooms in Blundell House. Courtesy of UVM Special Collections.

By the late-1960s, the Home Economics program, a subset of the School of Agriculture and Home Economics, offered a more modern approach to the field of study, emphasizing professional training and academic study and moving away from the curriculum as simply preparation for future homemaking. For example, the 1968 course catalogue describes the curriculum providing “a liberal education in the humanities and sciences and in subject matter related to home and family with concentration in a professional area of home economics.”⁵² These concentrations included Clothing, Textiles, and Related Art; Education, Teaching, and Extension; Family Living, Human Development, and Preprofessional Social Work; Food and Nutrition; and Housing and Home Management.⁵³ Graduates of the Home Economics program were trained for a diverse array of professions which included teaching; interior design; consultation in homemaking rehabilitation; directing homemaker services; housing management; research in housing design, materials, furnishings or equipment; extension education; and professional careers in housing and home management which included work with public utility home service departments, magazines, newspapers, radio and television.⁵⁴

⁵² University of Vermont. *Bulletin*, April 1968. https://www.uvm.edu/~rgweb/zoo/archive/catalogue/6768cat_ug.pdf (accessed February 20, 2020).

⁵³ *Ibid.*

⁵⁴ *Ibid.*

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In 1973, the School of Home Economics was established as a separate department from the College of Agriculture and continued to operate Blundell House. As society was modernizing and women were increasingly liberated from traditional gender norms, the School of Home Economics continued to adapt to the changing climate of women's higher education. A 1979-1980 UVM course catalogue described the School as follows: "The School of Home Economics concerns itself with man's physical, social and psychological relationship to his environment and offers four programs, each leading to a bachelor of science degree."⁵⁵ These four programs included: Clothing, Textiles, and Design; Early Childhood and Human Development; Home Economics Education and Consumer Economics Program; and Human Nutrition and Foods.⁵⁶ By the end of the 1980 spring semester, however, the fate of the School of Home Economics was uncertain with declining enrollment and the lack of a director. By June 1980, the School of Home Economics was officially disbanded, and its four programs were merged into the College of Education and Social Services and the College of Agriculture. At this point, Blundell House ceased to be the Home Economics laboratory.

The late-1960s saw a wave of student protests on college campuses throughout the nation. Some more radical groups such as Students for a Democratic Society promoted the right to "radicalize" the campus to promote New Left actions on a broad range of social issues such as civil and political rights, feminism, gay rights, abortion rights, and drug policy reforms. Other liberal, reformist groups advocated for student rights to include student governance and a voice in the creation or enforcement of rules that affected them directly. One such rule that was protested at UVM was the women's curfew, which affected the female residents of Redstone Campus. With the curfew, female students were required to return to their dorms by 11:30pm Sunday through Thursday, 12:30am Friday, and 1:00am Saturday.⁵⁷ By the late-1960s this curfew was considered oppressive and sexist, and in 1967, a large demonstration of over 2,000 students was held in downtown Burlington which culminated in a demonstration on the Redstone Campus to protest the curfew.⁵⁸ A referendum by the Women's Student Government Association (WSGA) following a series of protests led to the abolition of the curfew for upper class women in spring 1968.

In the fall of 1969, the first coeducational dormitory was created at UVM, Converse Hall (outside of the historic district). This "experiment" in coeducational living was spearheaded and run by Sue Landers, the resident adviser at Converse Hall who had lived in a coeducational dormitory at her alma mater Michigan State.⁵⁹ Landers believed that coeducational living eased tensions between the sexes and provided opportunities for men and women to get to know each other as friends. In 1971, buildings on the Redstone Campus transitioned from all-female dormitories to coeducational dormitories. Robinson Hall (#10) became a dormitory for 44 men and women interested in environmental studies and Slade Hall (#11) became the "French House," a dormitory for both men and women where only French was spoken. As noted in a

⁵⁵ Office of Public Relations. *University of Vermont Catalogue, 1979-1980*. University of Vermont, Fall 1979.

⁵⁶ Ibid.

⁵⁷ Ed Myers. "Marching UVM Students Protest Coed Curfew." *The Burlington Free Press*, November 2, 1967.

⁵⁸ Ibid.

⁵⁹"Coed Living Helps Reduce Tension, Adviser Says." *The Burlington Free Press*, October 30, 1969.

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Burlington Free Press article from April 1971, “The trend toward dormitories housing both men and women is pronounced in colleges and universities across the country.”⁶⁰ This trend marked the end of the 50-year separation between men on the main campus and women on the Redstone Campus.

In 1973, construction began on an architecturally significant addition to Southwick Memorial Hall (#8). Known as the Music Building or the Music Recital Hall and completed in 1975, the wing is one of the few Brutalist style buildings in Burlington and is considered one of the best examples of the style in the state. The building was designed by Burlington Associates with William “Bill” Henderson as the original lead architect. Burlington Associates was a prominent firm that began in 1968 in Burlington, with Henderson having worked in the office of I.M. Pei from 1957 to 1964 before coming to Burlington in 1967. In 1974, renovations were completed to Redstone Hall, designed by Burlington architect Colin P. Lindberg. The renovations included the partitioning of some of the rooms and the design of a round, redstone fire stair tower on the north elevation which is compatible with the Richardsonian Romanesque design of the building.



Figure 16: 1975 photograph of the Music Building addition to Southwick Hall (#8). UVM Landscape Change Program file #10382_000.

⁶⁰ “UVM To Change Uses of Small Dormitories When Big Ones Ready.” *Burlington Free Press*, April 13, 1971.

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Architecture

The Redstone Historic District buildings represent a diverse yet visually cohesive array of architectural styles that clearly express the eras in which they were built. The buildings in the historic district are significant examples of the Richardsonian Romanesque, Shingle, Colonial Revival and Modernist styles.

Forming the heart of Buell's original estate are Redstone Hall (#7, the original residence), Redstone Lodge (#3, the original gate house), and Robinson Hall (#10, the original carriage barn). Aside from Henry Hobson Richardson's Billings Library (1883-86) on the nearby UVM University Green, these three buildings represent the best examples of the Richardsonian Romanesque style of architecture in Burlington. 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, New York 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 Boston firm of Hartwell and Richardson.⁶¹ From there he went on to work for a number of years in the office 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 this partnership with Marling, Burdett worked on designs for both 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. Since the Buell family lived for a time in Buffalo, they may have encountered the work of Burdett and therefore hired him to design their estate.

These three estate buildings share common characteristics of the Richardsonian Romanesque style such as asymmetry, Syrian arches, pyramidal roofs, eyebrow and hooded dormers, round and conically capped towers, and ornamentation achieved through rough, redstone facades. These buildings were designed to appear rooted in the landscape, achieved through the use of local stone and picturesque massing. Robinson Hall (#10) is further distinguished by its architectural hybrid with the Shingle Style of architecture which was popular for estate buildings on the eastern seaboard in the late-nineteenth century. Elements of Robinson Hall's Shingle Style include a hipped roof with a cross gable, Romanesque arches, rusticated stone facades on the lower story, a relatively steep roofline, shingled gables, towers, and a continuous shingled surface.⁶² This continuous surface was expressed through the original dormer windows which protruded smoothly from the roof plane (see Figure 4) but were altered in the 1920s.

In 1921, Vermont architect Louis Sheldon Newton (1871-1953) completed renovations to both Redstone Hall and Robinson Hall transforming them into dormitories. Newton began his career working for various architectural firms in Boston before he moved to Hartford, Vermont and established a private practice. By 1924, Newton had moved to Burlington where he made his home at 135 St. Paul Street and where he lived until his death in 1953.⁶³ Newton specialized in

⁶¹ "Death of Architect Burdett." *The Buffalo Commercial*, April 11, 1891, 10.

⁶² Virginia and Lee McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2006).

⁶³ *Burlington City Directory*. Springfield, MA: H.A. Manning Co., 1924, 1938, 1951.

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the Colonial Revival style of the era and was well known for his ability to update older buildings in this style. Newton's work can be found throughout the state of Vermont and in the Dartmouth College region of New Hampshire and includes designs for residences, summer cottages and commercial and public buildings. Newton designed the Redstone Campus alterations in a way that sympathetically merged the earlier Romanesque and Shingle styles with the Colonial Revival style. At Redstone Hall (#7), Newton created a large dormer window on the west side to accommodate additional dormitory rooms which incorporated a portion of the original dormer window. He also designed a second story above the loggia on the south side of the building for a common space and sleeping porch, and he completed interior renovations. At Robinson Hall (#10), Newton's renovations were more pronounced. He remodeled the main entrance with a Colonial Revival-style vestibule and created shed hoods above each of the other entrances. He also added dormer windows on each of the sides of the roof, including full-length shed dormers on the long sides of the hipped roof, and he modified the shingled gables with new windows that included Palladian windows in the attic story.

The New York City architecture firm McKim, Mead & White designed the three Colonial Revival buildings on the Redstone Campus: Slade Hall (#10) in 1928, Mabel Louise Southwick Memorial Hall (#8) in 1934-36, and its Grace Goodhue Coolidge Hall addition in 1946-47. 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. Guy Bailey, who became UVM President in 1921, cultivated a relationship with the firm through which they designed nine campus buildings - five dormitories (only two of these are still extant and they are both on Redstone Campus) and four academic, administrative and special programming buildings. By the time they began work at Redstone Campus, the firm had already designed the Georgian Revival landmark Ira Allen Chapel on UVM's central campus.

Slade Hall (#11), built in 1928, is a clear expression of the Colonial Revival style with character-defining features including symmetrical elevations with double-hung windows, water tables, keystone lintels, pedimented entry with sidelights and pilasters, pedimented entrance porch with a dentilated cornice supported by columns, and pedimented gable dormers set within a distinctive gambrel roof with flared eaves. Southwick Memorial Hall (#8) was built during the Great Depression in 1936 and it is significant in that WPA funding enabled its construction to serve as building that would enhance the social and recreational opportunities for women on Redstone Campus. It is an excellent example of Colonial Revival architecture, with character defining features such as the symmetry of the facades, fanlights over the windows on the first floor, keystone lintels, columns supporting the projecting roof over the primary entrance, the large wraparound cornice, brick exterior, and steeple.

The largest of the four dormitories designed by William B. Mylchreest of McKim, Mead & White, Coolidge Hall (#8), is significant for embodying a transition between Colonial Revival

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architecture of the early-twentieth century and the emergence of a modern aesthetic in the 1940s and 1950s that was particularly favored for campus dormitory architecture of this era. The building's symmetry, brick veneer, cornice on the main block, and entrance with sidelights and transom are representative of the Colonial Revival style, architecturally relating Coolidge Hall to the original portion of Southwick Memorial Hall. The flat roof, horizontal orientation, smooth surfaces and minimal treatment express the modernist appearance of the mid-twentieth century which was emerging in this area in the 1940s.

Blundell House (#4), which was originally referred as a "Home Management House" or "Home Management Laboratory," is the International Style building to the northeast of Redstone Lodge. It 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. A stylistic outlier within the Redstone Historic District, Blundell House exhibits characteristics of the International Style, a style in which Freeman French Freeman were particularly adept. It has a flat roof with shallow coping at the roof-wall junction, a horizontally-oriented and asymmetrical façade, floor to ceiling windows, large sections of blank, windowless walls, and a non-accentuated front door (see Figure 15).⁶⁴

Blundell House's architecture reflects the building's historic use, as well as the university's philosophy of modern education at the time it was constructed. Specifically, the modern style was chosen because the purpose of the house was to educate university women in modern living and home care. The building was designed for efficiency with space-saving, labor-saving, and time-saving measures such as shallow cabinets. As noted on the original plans for the building completed by Freeman French Freeman in November 1960 (see Figure 16), the Home Management Laboratory included four bedrooms, a laundry room and a bathroom in the east wing; and a living room, dining room, kitchen and a room and private bath for the instructor in the larger west wing, above a basement that included a recreational room.

The building's design was the brainchild of Ruth Freeman, one-third of the firm Freeman French Freeman and widely considered Vermont's first female architect.⁶⁵ Ruth Freeman worked as an architect during a time when it was highly unusual for a woman to enter the profession. In 1936, she was the second woman to graduate from Cornell University's architecture program. Shortly thereafter, she and her husband William Freeman founded the firm in Burlington. Freeman French Freeman is responsible for dozens of modernist building designs throughout the Burlington area, and was one of the first firms in this region of Vermont to produce modernist – particularly International Style – designs. Because Ruth Freeman was the lead designer at the firm, she had immense influence on the built environment of Chittenden County in the mid-twentieth century. Between 1956 and her death in 1969, Ruth Freeman designed fifteen dormitories at UVM, six academic buildings, and the new athletic complex, most of which were located adjacent to the east and south of the Redstone Historic District. Her competence and

⁶⁴ Virginia & Lee McAlester. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2006), 468-470.

⁶⁵ Amy Lilly. "Vermont's First Female Architect, Ruth Freeman." *Seven Days*, March 9, 2016. <https://www.sevendaysvt.com/vermont/vermonts-first-female-architect-ruth-freeman/Content?oid=3221110> (Accessed May 26, 2020).

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renown in the field of architecture led her to be the only woman in the nation to be appointed to a state board of architecture (the Vermont Board of Registration of Architects).⁶⁶

Landscape Architecture

Despite the University's continued growth, the original layout of the historic Redstone campus has remained intact. The open lawn, Redstone Green (#1), 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 in 1888. The University's acquisition of the property in 1921 resulted in the preservation of the green's open character during a period when the city's other large estates, including the sixty-acre LeGrand B. Cannon Estate directly across the street, were being subdivided for new housing developments. Since that time, the siting of University buildings around the lawn's perimeter has contributed to the maintenance one of Burlington's few large, formally landscaped open spaces.

While the Redstone Green's relatively simple, open character has been retained, it has been a constantly evolving landscape. As seen in Figures 3, 4, 5, and 7, photographs depicting the Buell estate during the late-1880s and 1890s, the landscape of the estate was originally sparsely vegetated as it was developed on cleared agricultural fields. Over the course of 25 years, gardeners and groundskeepers of the Buell estate transformed the property into a lush landscape with groves of pine trees, flower gardens, an orchard, a vegetable garden, deciduous trees and bushes sprinkled throughout the lawn (see Figures 6 and 7). One notable landscape feature, the redstone rock outcrop in the southeast portion of the green, was left exposed, clearly expressing the connection between the redstone buildings and the surrounding landscape (see Figure 7). Today, this large outcrop, as well as several smaller outcrops, are partially concealed by bushes.

Two notable human-made features have defined the Redstone landscape since the establishment of the Buell estate. One is the Redstone Wall (#2), which formally delineates the western boundary of the former estate along South Prospect Street. The approximately 860-foot-long Redstone wall consists of mortared, random-coursed redstone blocks upon which raw stones are placed in a way that creates a jagged edge, a unique design that emphasizes the picturesque nature of the property. Two openings in the wall near its north and south ends are entrances to the circular driveway that surrounds the Redstone Green. The original driveway designed for the Buell estate (seen in Figures 2, 3, 5, 12, 13, 18 and 19) traveled through the center of the green and terminated in a loop in front of the main house that marked the formal entrance to the house. The south end of the driveway accessed the carriage barn. The north end of the green had a second driveway that traveled along its perimeter to access service areas behind the house as well as the High Service Water Tower (#6).

After UVM acquired the property in 1921, several changes, mostly within the period of significance, were made to the Redstone landscape. The evolving nature of the Redstone landscape to accommodate UVM campus building and activities, while at the same time

⁶⁶ "Burlington Architect Mrs. Ruth Freeman Dies." *Burlington Free Press*, August 28, 1969.

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remaining relatively intact, is a significant theme within this historic context. The original driveway configuration remained unchanged after UVM purchased the property through the 1930s. However, after the construction of Southwick Memorial Hall (#8) on the east end of the green in 1936, the south end of the driveway was extended east along the perimeter of the green to access the new building. This new portion of the driveway featured a curved, ninety-degree turn which remains today. The dogleg turn at the southeast corner of the driveway influenced the form of Grace Goodhue Coolidge Hall (#8), which has two 45-degree angles flanking a middle section which aligns with the curve of the driveway. Around 1958, the north spur of the driveway was designed to follow the original north driveway that extended east along the north end of the green (see Figure 17). Along this north driveway, Blundell House (#4) was constructed in 1961, and a pine grove to the east of Blundell House that dates from the original Buell estate is still present today. After the driveway was formally re-routed to travel along the perimeter of the green, the central portion that once led to the circular drive in front of the main house was removed, although part of it may have been incorporated into a pedestrian pathway across the green.

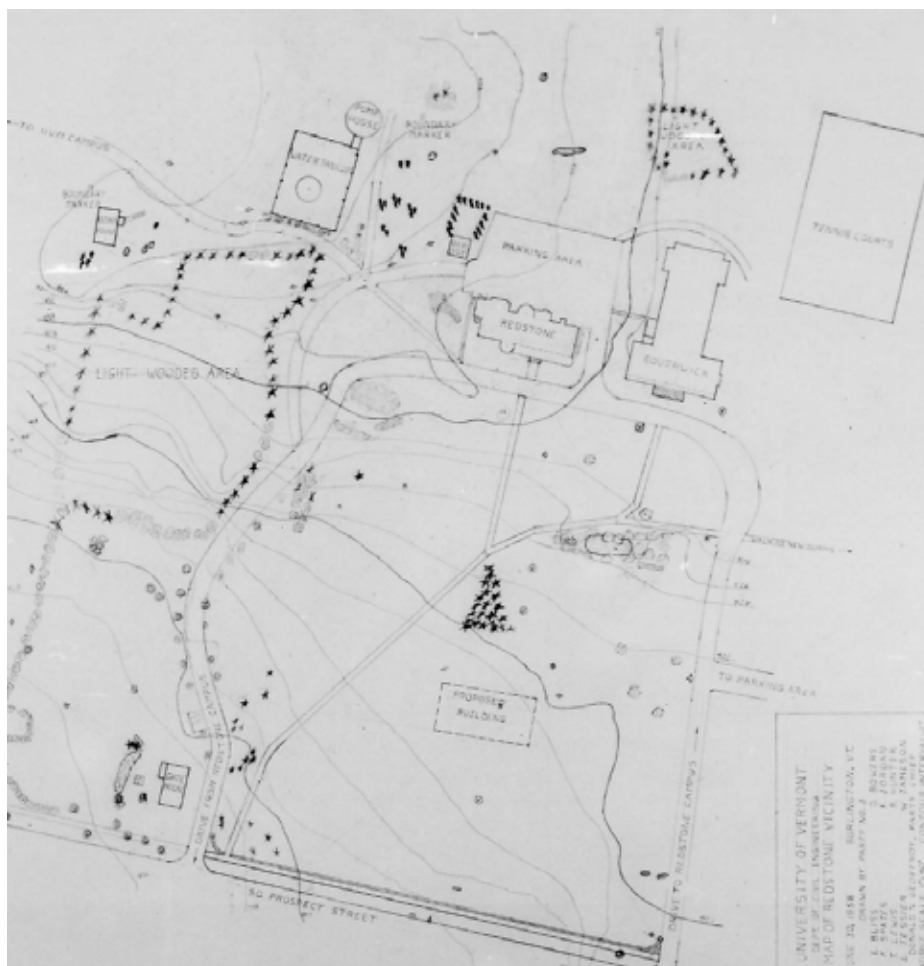


Figure 17: 1958 “Map of Redstone Vicinity” by the University of Vermont Department of Civil Engineering depicting the new, formal configuration of the Redstone driveway. Courtesy of UVM Campus Planning Services.

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Engineering

The High Service Water Tower (#6) and the Elevated High Service Water Tank (#5) are significant under Criterion C within the context of Engineering. These two structures represent two very different generations of water tank engineering and design, with one dating from the 1880s and the other installed about 50 years later in the 1930s. The evolution of water tank engineering over this 50 year period is easily visible because the structures stand side-by-side.

Pre-dating the development of the Buell Estate, the brick High Service Water Tower (#6) was built in 1881 to improve and expand Burlington's existing waterworks system. The water tower is significant for its engineering design, a design conceived of by civil engineer Augustus Torrey who was Superintendent of the City Waterworks at the time. Torrey leveraged the hilltop setting and the existing pumphouse and reservoir located about 0.3 miles north of the water tower site to syphon water into a holding tank; the water would then be released in a consistent and reliable manner to the surrounding neighborhood through a network of new water pipes, and the tank would constantly be refilled by water pumped from the nearby reservoir. The water tank (which was enclosed within the round brick building) and its associated pump and pipe system were innovative and effective components of the infrastructure that enabled the rapid growth of Burlington in the late-19th century.



Figure 18: Redstone Hall (#7) at right and the High Service Water Tower (#6) at left, circa 1890s. The conical building immediately to the left of the house may have been the icehouse for the estate. Image courtesy of UVM Special Collections.

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Burlington's economic boom fueled by the success of the lumber industry during and immediately after the Civil War led to a rapid population increase and subsequent building boom. With this growth came increasing density in Burlington's neighborhoods, which radiated out from the downtown core due to the trend of subdividing larger properties into smaller building lots. This trend was particularly evident in Burlington's hill section to the south, southeast and east of downtown. The increasing need to establish a government that could provide essential services such as a sewer system, a water system, and a fire department motivated the citizens of Burlington to vote to incorporate as a city on January 18, 1865.

Within the first year of Burlington's incorporation as a city, the city health officer, Samuel W. Thayer, performed a sanitary survey and concluded in an 1867 report that there was 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."⁶⁷ 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 drought, 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 the population's urgent needs.⁶⁸

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 could 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, 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 waterworks engineer for the City of Burlington and in 1867, he began work on the facility that would contain the Main Street Pump House and north reservoir which are at the top of a hill approximately 1,725 feet north of the High Service Water Tower. By February 1, 1868, the Reservoir and Pump House had been completed.

In the 1870s, the existing waterworks were deemed inadequate to serve Burlington's growing population and city officials called to expand the existing waterworks. Augustus Torrey, a civil engineer who was appointed Superintendent of the City Waterworks in 1877, proposed the construction of "either a tank or an earthwork reservoir" to store water at the top of what was then known as Howard Summit on South Prospect Street. This plan would require elevating the

⁶⁷ Thayer and Committee on Supply of Water For the City, 1866

⁶⁸ Ibid.

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water approximately 80 feet higher than it currently traveled to the Main Street reservoir.⁶⁹ Torrey devised a design by which a hydraulic motor at the existing pump house could divert up to 50,000 gallons of water per day from the Main Street reservoir into an eight-inch pipe that would force the water to the new reservoir on Howard Hill, and lakefront pumps would work during the night to refill the Main Street reservoir.⁷⁰ Torrey decided to use a tank at this new location rather than another earthen reservoir to hold this water because the rocky, redstone ground in the area would make the reservoir too shallow, a design that would lead to evaporation, leakage and impaired water quality.⁷¹ Torrey calculated that about 400 people could be served by this new high service tower: 200 in residences in the developing hill section and 100 each at the expanding University of Vermont campus and Mary Fletcher Hospital to the north.⁷²

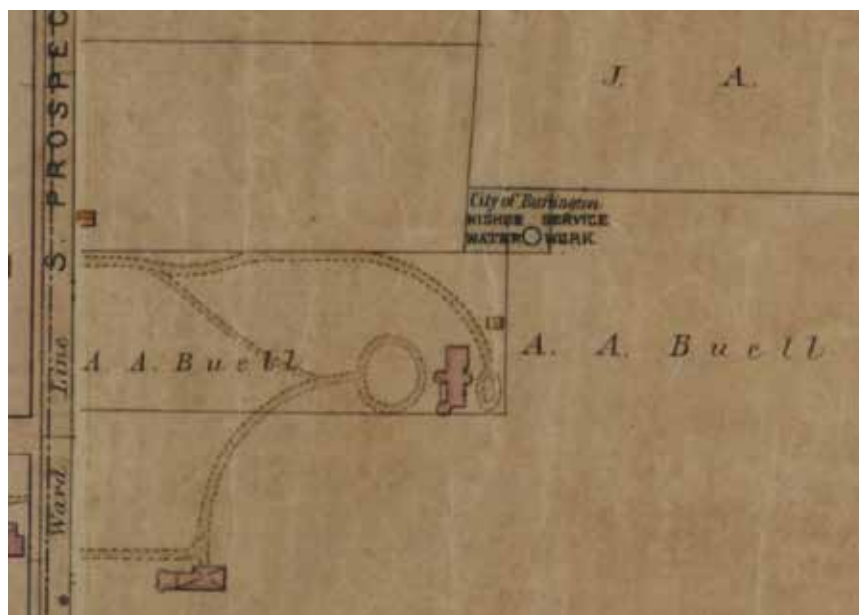


Figure 19: 1890 map of the A.A. Buell estate. Redstone Hall (#7) is at center and Robinson Hall (#10) is at lower left. The High Service Water Tower (#6) is depicted north of Redstone Hall. Image courtesy of UVM Special Collections.

The City purchased a 0.32-acre parcel of land from Franklin Hendee in 1880 as the site of the new water tower. Concurrently, Hendee granted the City of Burlington a right-of-way across his property for the laying of water pipes.⁷³ The brick water tower (#6) was constructed around a 106,000-gallon, boiler plate holding tank that was built by B.S. Nichols and Company, a local business with a machine shop and iron foundry at the Burlington waterfront. The tank measured 30 feet in diameter and 20 feet in height. Frank H. Parker, who succeeded Torrey as

⁶⁹ "Report of the Superintendent of Waterworks," *Fifteenth Annual Reports of the City of Burlington, Vermont, for the Year Ending December 31, 1879* (Burlington: R.S. Styles' Steam Printing House, 1880), 73.

⁷⁰ Innamorati, Jean. "The Burlington Waterworks: 1865 – 1915." (University of Vermont Historic Preservation Program, October 2008). https://orc.vermont.gov/Documents/Burlington_TownReport_Miscellaneous_00000193.pdf (accessed October 7, 2019), 202

⁷¹ *Ibid.* 203.

⁷² *Ibid.* 203

⁷³ Burlington land records vol. 16 p. 259, 10/12/1880

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Superintendent of the waterworks in 1880, oversaw the installation of the water tower and Torrey's innovative hydraulic motor at the Main Street reservoir which was designed by local pump builder W.H. Land and also built by B.S. Nichols and Co.⁷⁴ The brick water tower and its associated pipes and motor took over a year to construct and were completed in 1881 at a cost of \$16,848.⁷⁵ The picturesque form of the brick water tower was a testament to the popularity of the Queen Anne style at the time.

Another building boom ensued in the 1880s as Burlington's economy continued to grow. The north reservoir at the Main Street pumping facility was approximately 800,000 gallons smaller than had been originally planned and as a result a second larger reservoir was built to the south of the reservoir in 1888. Shortly thereafter, in 1890, the brick water tower's roof and walls were raised to accommodate the addition of an extra twelve feet to the tank's height which increased the water capacity by 63,617 gallons. In 1910, the hydraulic pump designed by Torrey was replaced by an electric pump at the reservoir pump house.⁷⁶ Installation of these pumps and the construction and expansion of the new high service water tower (#6) were crucial advancements in the City's waterworks infrastructure which supported the growth of the UVM campus, the hospital, and the south end and hill sections of Burlington. When the new, more modern Elevated High Service Water Tank (#5) was erected in 1934-35, the tank housed by the brick water tower was repaired and maintained for use during emergencies and during periods of maintenance to the new tank.

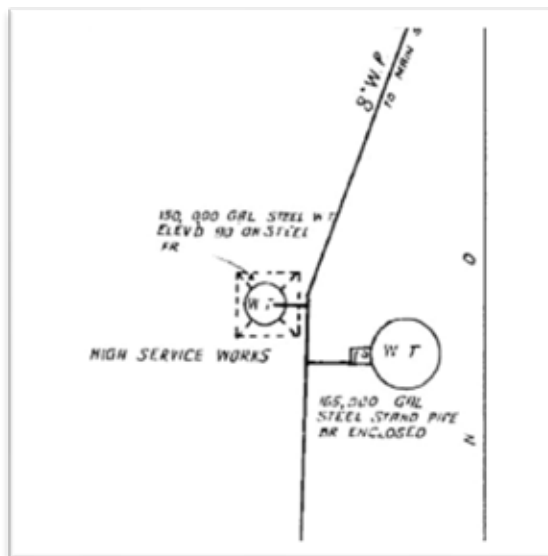


Figure 20: 1942 Sanborn Map of the two water towers within the historic district: the Elevated High Service Water Tank at left (#5) and the High Service Water Tower at right (#6). Also visible is the 8" water pipe ("W.P.") extending upwards (north) towards the pump house and reservoirs on Main Street. Courtesy of UVM Special Collections.

⁷⁴ Ibid. 207

⁷⁵ Innamorati, Jean. "The Burlington Waterworks: 1865 – 1915." (University of Vermont Historic Preservation Program, October 2008).

⁷⁶ Ibid. 210.

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As the City expanded in the 1920s and 1930s, particularly to the west and southwest of campus, increased water capacity and pressure was needed to accommodate increased demand on the City's waterworks. The Elevated High Service Water Tank (#5) augmented the existing brick water tower with increased water pressure and capacity and allowed Southwick Hall (#8) to be constructed on the Redstone campus. The water tank embodies distinctive characteristics of a type, period, and method of water tank construction in the second quarter of the 20th century. It was erected by the Pittsburgh-Des Moines Steel Company (PDM). PDM was a national supplier of steel for the manufacture of a range of engineered products including water towers, bridges, waterworks, and electric plants. This Burlington water tank is similar in design to those which the company produced throughout the country in the mid-1930s, all of which featured a cylindrical tank with a spherical bottom and conical top resting on a central shaft and supported by four canted legs. The water tank is connected to an 8-inch-wide water pipe extending southwest from the City Reservoir on Main Street, just east of the University Green. It is still in use today, functioning as an important component of the Burlington waterworks.

In 1936, renowned New York City architecture firm McKim, Mead and White designed a Colonial Revival-style "covering" for the elevated steel water tank that would have completely enveloped the structure (see Figure 21 below). This covering was compatible in style to Southwick Hall, which had just been constructed and was also designed by McKim, Mead and White. McKim, Mead and White designed multiple buildings on the University of Vermont campus between the 1920s and the 1940s, including three buildings on Redstone Campus. This proposed covering was one of the firm's many proposals for Redstone Campus that were ultimately never implemented.

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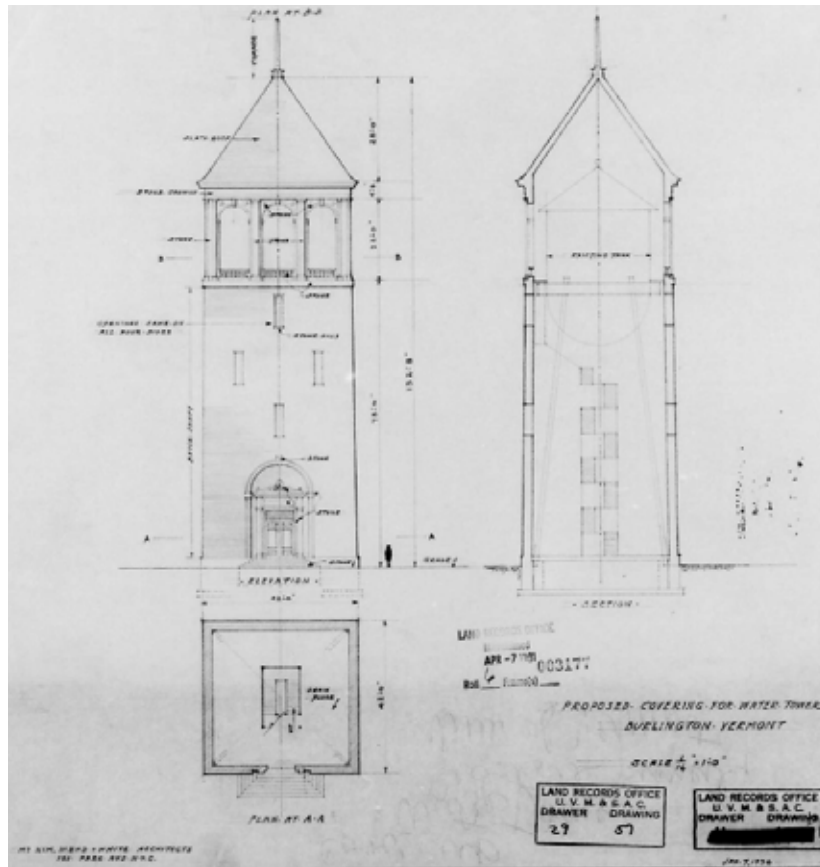


Figure 21: 1936 drawing of a proposed covering for the new Elevated High Service Water Tank (#5) by McKim, Mead and White architects. This design was never executed. Courtesy of Campus Planning Services, Drawer 28, Drawing 57.

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

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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 17.7

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

Name	X	Y
A	-73.197798	44.471414
C	-73.196844	44.470874
D	-73.196773	44.469715
E	-73.198278	44.468815
G	-73.200493	44.468133
H	-73.200417	44.471344

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

The boundary of the Redstone Historic District is delineated on the sketch map accompanying the nomination form. The boundary is consistent with the original 1991 historic district nomination boundary.

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Boundary Justification (Explain why the boundaries were selected.)

The Redstone Historic District encompasses the historic core of both lumber magnate Andrew A. Buell's 66-acre gentlemen's estate and the University of Vermont's Redstone Campus, which was developed in the 1920s through 1960s for the women's college around the former estate's green. 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.

11. Form Prepared By

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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: October 12, 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.)

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Photographs

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

Photo Log

Name of Property: Redstone Historic District

City or Vicinity: Burlington

County: Chittenden State: VT

Photographer: Kaitlin O'Shea and Britta Tonn

Date Photographed: March 1, 2019; August 9, 2019; October 18, 2019; and March 27, 2021.

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

- VT_Chittenden County_Redstone Historic District_001: View of the historic district across Redstone Green (#1). From left to right are the Elevated High Service Water Tank (#4), Redstone Hall (#6), Southwick Hall and Coolidge Hall (#8) and Robinson Hall (#9). Looking east-northeast.
- VT_Chittenden County_Redstone Historic District_002: Redstone Lodge (#2). Looking northwest.
- VT_Chittenden County_Redstone Historic District_003: Blundell House (#4). Looking northeast.
- VT_Chittenden County_Redstone Historic District_004: View across Redstone Green (#1) towards Redstone Hall (#6) at left and Southwick Hall (#7) at right. Looking southeast.
- VT_Chittenden County_Redstone Historic District_005: High Service Water Tower (#6) at left and Elevated High Service Water Tank (#5) at right. Looking southwest.

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- VT_Chittenden County_Redstone Historic District_006: View looking west within the historic district. The Redstone Green (#1) is at left, Redstone Lodge (#3) is at far center and Blundell House (#4) is at right.
- VT_Chittenden County_Redstone Historic District_007: View looking east within the historic district. From left to right are Redstone Lodge (#3), Southwick Hall (#8), Coolidge Hall (#9) and Redstone Green (#1).
- VT_Chittenden County_Redstone Historic District_008: Redstone Hall (#7). The Music Building addition to Southwick Hall (#8) is visible to the rear left of Redstone Hall. Looking southeast.
- VT_Chittenden County_Redstone Historic District_009: Redstone Hall (#7) and Redstone Green (#1) in the foreground. Looking east-northeast.
- VT_Chittenden County_Redstone Historic District_010: Southwick Hall (#8) and Coolidge Hall (#9) at left and right respectively, and Redstone Green (#1) in the foreground. Looking southeast.
- VT_Chittenden County_Redstone Historic District_011: Music Building addition of Southwick Hall (#8). Looking southwest.
- VT_Chittenden County_Redstone Historic District_012: Music Building addition of Southwick Hall (#8) at center. Redstone Lodge (#3) is at left. Looking east.
- VT_Chittenden County_Redstone Historic District_013: Coolidge Hall (#9). Looking southeast.
- VT_Chittenden County_Redstone Historic District_014: Robinson Hall (#10). Looking southwest.
- VT_Chittenden County_Redstone Historic District_015: Robinson Hall (#10). Looking southeast.
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- VT_Chittenden County_Redstone Historic District_017: View south across Redstone Green (#1) towards Robinson Hall (#10) at center and Slade Hall (#11) to the right.

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

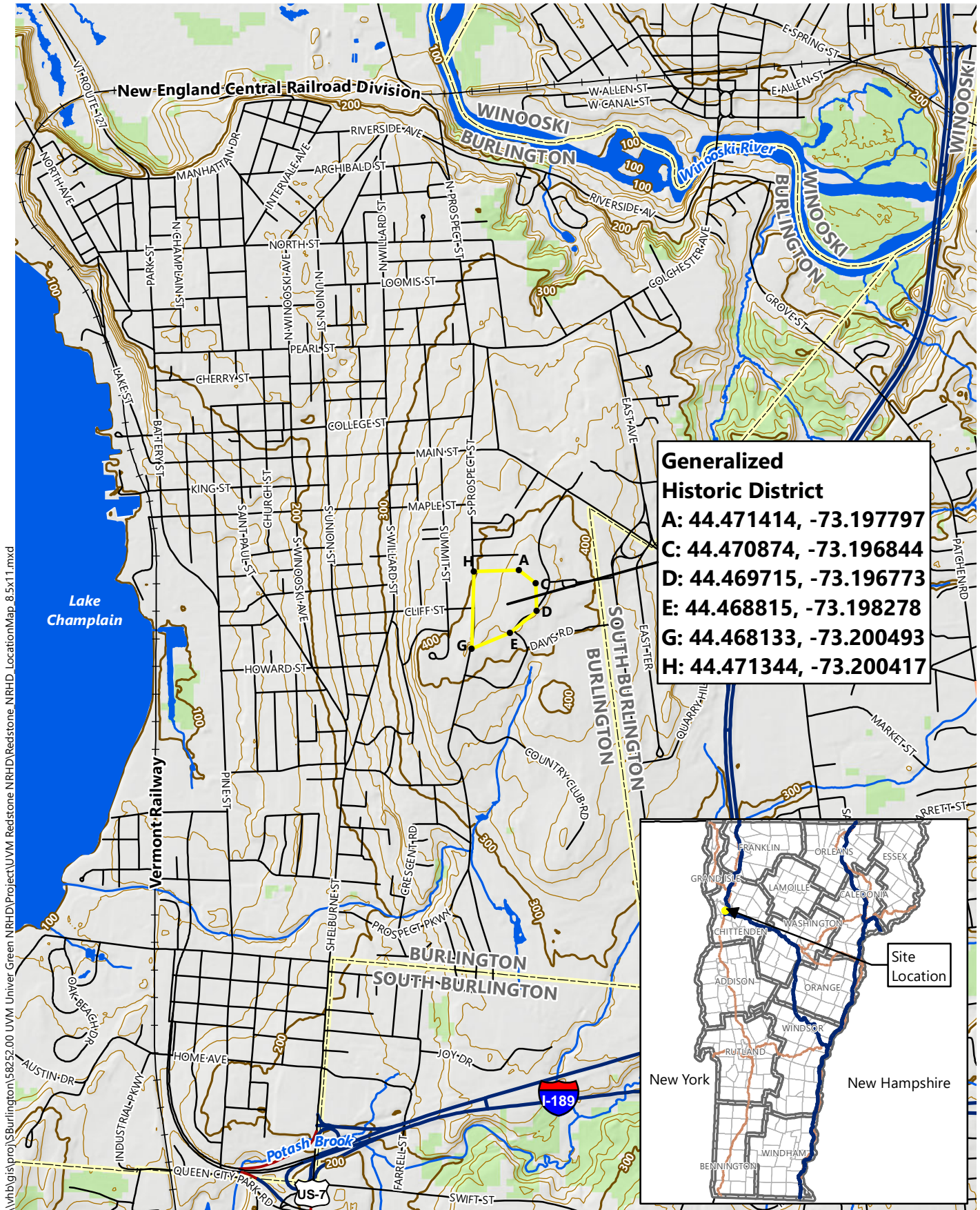
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- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

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.

Redstone Historic District, Burlington, VT

NR #	Historic or Common Name	Address	Property Type	Date of Construction / Major Alteration	Architect	Contributing / Non-contributing	Inventoried in 1992 Nomination
1	Redstone Green	N/A	Site	1888	N/A	Contributing	No
2	Redstone Wall	N/A	Structure	1888	N/A	Contributing	No
3	Redstone Lodge	350 South Prospect Street	Building	c.1891	Marling and Burdett	Contributing	Yes
4	Blundell House	342 South Prospect Street	Building	1961	Freeman French Freeman	Contributing	Yes (Non-contributing)
5	Elevated High Service Water Tank	354 South Prospect Street	Structure	1934-35	Pittsburgh-Des Moines Company	Contributing	Yes
6	High Service Water Tower	354 South Prospect Street	Structure	1880-81 / 1890-91	N/A	Contributing	Yes
7	Redstone Hall	376 South Prospect Street	Building	1888-89 / 1921-23 / 1974	Herbert C. Burdett / Louis S. Newton / Colin P. Lindberg	Contributing	Yes
8	Mabel Louise Southwick Memorial Hall	392 South Prospect Street	Building	1934-36	McKim, Mead and White	Contributing	Yes
	Music Recital Hall	384 South Prospect Street		1973-75	Burlington Associates		Yes (Non-contributing)
9	Grace Goodhue Coolidge Hall	402 South Prospect Street	Building	1946-47	William B. Mylchreest of McKim, Mead and White	Contributing	Yes (Non-contributing)
10	Robinson Hall	400 South Prospect Street	Building	1888-89/ 1921-23	Marling and Burdett / Louis S. Newton	Contributing	Yes
11	Slade Hall	420 South Prospect Street	Building	1928	McKim, Mead and White	Contributing	Yes



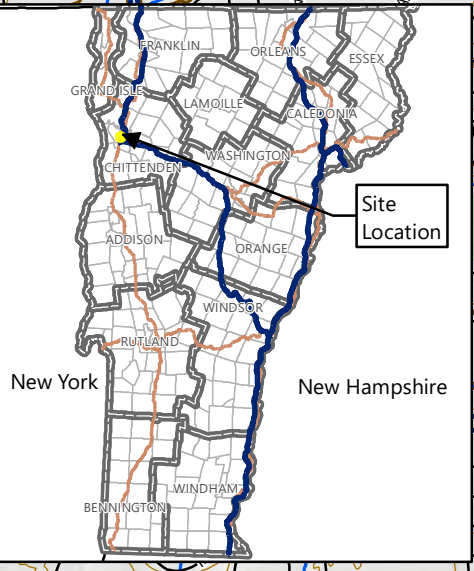
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C: 44.470874, -73.196844
D: 44.469715, -73.196773
E: 44.468815, -73.198278
G: 44.468133, -73.200493
H: 44.471344, -73.200417

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Redstone Historic District

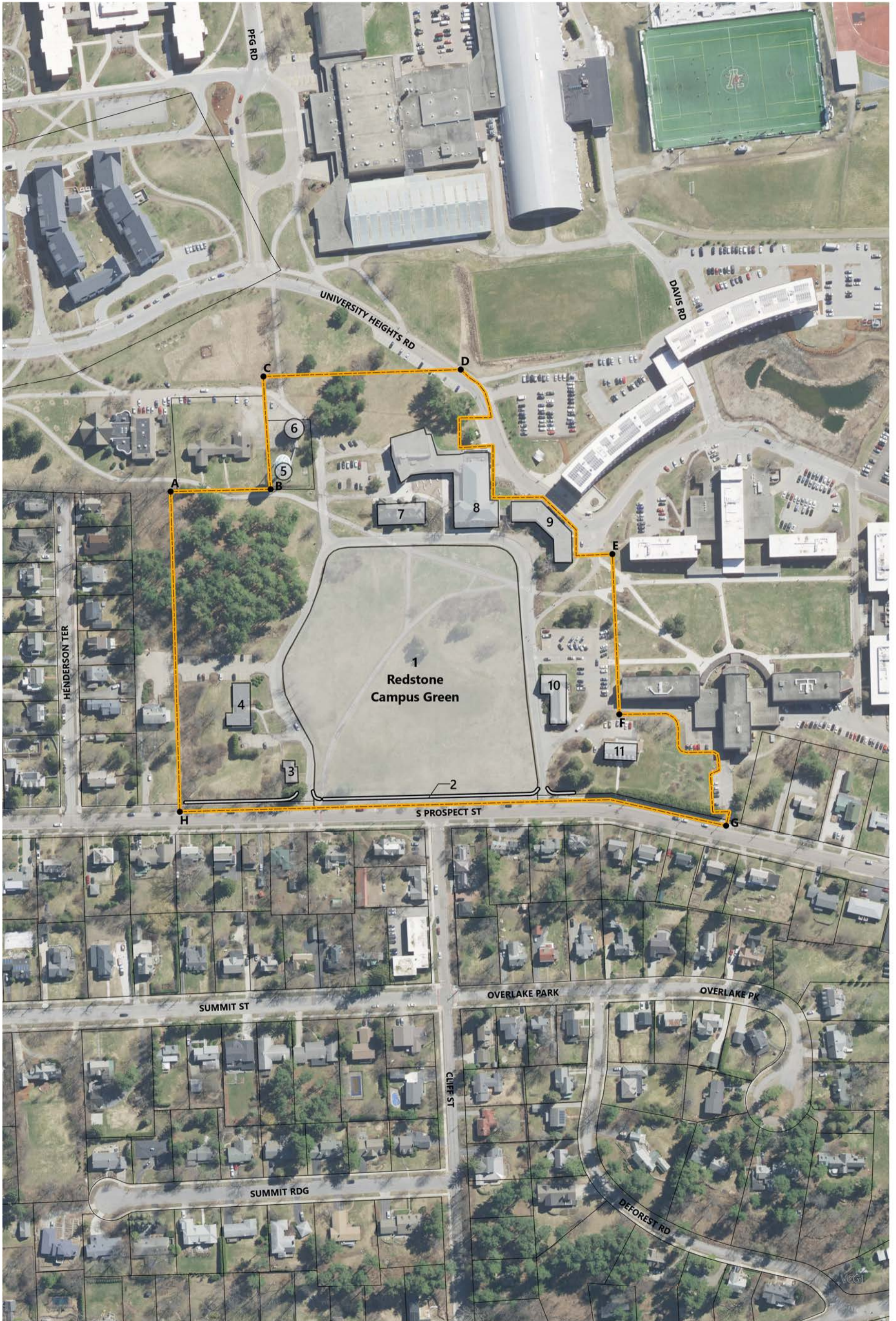
- Site Location (VHB)
- Interstate (VTrans)
- US Highway (VTrans)
- State Highway (VTrans)
- Town Road (VTrans)
- VHD Stream (VCGI)
- 100ft Contour (VCGI)
- 20ft Contour (VCGI)
- VHD Waterbody (VCGI)



Burlington, Vermont

Location Map

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



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Redstone Historic District

Burlington, Vermont

Historic District Map

- District Boundary (1991)
- Contributing Building, Structure or Object (VTE911/VHB)
- Parcel Boundary (VCGI)




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



Redstone Historic District

Burlington, Vermont

Historic District Map

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

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