

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

DATA SHEET

FOR NPS USE ONLY	
RECEIVED	APR 11 1975
DATE ENTERED	MAY 12 75

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Winterbotham Estate

AND/OR COMMON

Burlington School District Administration Building

**2 LOCATION**

STREET & NUMBER

163 South Willard Street

NOT FOR PUBLICATION

CITY, TOWN

Burlington

CONGRESSIONAL DISTRICT

VICINITY OF

Vermont District

STATE

Vermont

CODE

50

COUNTY

Chittenden

CODE

007

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME

City of Burlington, Burlington School Department

STREET & NUMBER

163 South Willard Street

CITY, TOWN

Burlington

VICINITY OF

STATE

Vermont

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Office of the City Clerk, City of Burlington

STREET & NUMBER

City Hall

CITY, TOWN

Burlington

STATE

Vermont

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Vermont Historic Sites and Structures Survey

DATE

1975

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR

SURVEY RECORDS

Vermont Division of Historic Sites

Pavilion Building

CITY, TOWN

Montpelier

STATE

Vermont

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Winterbotham Estate is located on the southwest corner of Main and South Willard Streets. Encompassing a square, 3.6-acre lot which slopes to the west from South Willard Street on a gentle, 7.5 percent gradient, the estate includes a main house, a connected carriage barn and horse stable, and a law office. Erected in circa 1820 with extensive circa 1845 and 1855 additions and fronting directly on South Willard Street, the house is situated within a copse of trees along the highest point of the lot overlooking the City of Burlington immediately below and to the west and Lake Champlain beyond. The connected barn and stable, also erected in circa 1820 and fronting directly on South Willard Street, abut the house on the south. The law office was erected in circa 1838 and is situated below the house on Main Street.

The Main House, circa 1820 with circa 1845 and 1855 additions: The main house is of brick, load bearing construction and sits on a red granite foundation which is of coursed ashlar construction above grade and of uncoursed fieldstone construction below. As originally built in circa 1820, the configuration of the house was rigidly symmetrical but extensive later additions of brick and wood frame construction attached to the south elevation, as well as a circa 1855, octagonal cupola with round-arched, louver-infilled windows, a modillion cornice and decorative clusters of fruits and flowers on the corners and above the windows, mask the house's original symmetry and clean design.

The circa 1820 house is a 2-story center block, measuring approximately 40 by 28 feet, with 1-story wings, each measuring approximately 36 by 22 feet, attached to the north and south side elevations. Each wing is set back from the west elevation of the center block approximately 17 feet and projects beyond the east elevation of the block approximately 11 feet. A 2-story portico of four columns in the Roman Ionic Order dominates the three-bay east elevation of the center block and a 1-story porch of four columns in the Roman Doric Order extends across the three-bay west elevation between the projecting wings. A shallow hip roof with mutuled cornice caps the block and extends out over the west portico. Two chimney stacks are symmetrically located between the outside and inside bays on four-bay north and south elevations. The two on the north elevation are decorative and non-functioning.

The east and west elevations of each wing are two and three bays across, respectively. The north elevation of the north wing and the original south elevation of the south wing which is masked by later additions are each four bays across. A 1-story porch of four columns in the

(Continued on Continuation Sheet 7-1)

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Roman Doric Order covers the west elevation of each wing, and two chimney stacks on the north and south elevations of their respective wings are symmetrically located between the outside and inside bays. In imitation of the center block, the north wing is capped by one-half of a shallow hip roof with a simple cornice, the hips returning from the northeast and northwest corners to the north elevation of the center block, which extends out over the west porch. The south wing was also originally capped by one-half of a shallow hip roof which was later incorporated into the gable roof of the wood frame carriage shed and ballroom wing attached to the south elevation of the wing.

Oriented to east and west with one main facade on South Willard Street and another overlooking Lake Champlain, a main entrance is located in the north bay of both the east and west elevations of the center block and a secondary entrance in the center bay of the west elevation of each wing. The original entrance with transom and sidelights on the center block's east elevation has been replaced on the west elevation by a Colonial Revival style entrance with an elliptical fanlight supported by slender, fluted Ionic columns framing sidelights. Delicate, open lattice work encloses the open areas below the porch and portico floors on the west elevations.

The main entrances in the center block open into a through stair hall with a double flight, open-well stair located in the east end. While the wall side of the stair follows the angular wall plane of the hall, the stair's string, balusters and handrail rounds the halfway landing in a tight curve from one flight to the next. The handrail terminates in the form of a lion's paw with extended claws on an elaborately carved newel post executed by Albert Whittekind. A southeast and southwest corner room opens off the hall on the south. These rooms were originally connected by a shallow hall with an elaborately corniced ceiling and flanking closets. The closets were later removed and incorporated into a narrow hall running in the opposite direction to connect the stair hall with the south wing. The first floor plan is repeated on the second and each wing is divided into two rooms. Most of the original rooms are presently (1975) subdivided into smaller compartments to accommodate the needs of the Burlington School District's administrative offices. The temporary walls for the subdivisions were installed so as not to damage the original interior woodwork and can be easily removed.

(Continued on Continuation Sheet 7-2)

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The interior of the house is detailed with foliated corner blocks in high relief and fluted architraves around the doors and windows with thin 6-panel doors, simple plaster cornices, and Ionic and Doric columned fireplace mantels. The original mantels in the southeast and southwest corner rooms of the center block were replaced in circa 1855 with polished, black marble, round-arched Victorian mantels.

Attached to the southeast end of the south elevation of the house's south wing is a circa 1845, hip-roofed, 2½-story addition of brick, load bearing construction set on a rubblestone foundation, which projects approximately 6 feet beyond the east elevation of the wing. A secondary entrance with a canopy supported on consoles is located in the center bay of the three-bay east elevation.

Behind this 2½-story addition, a 1-story brick shed is incorporated into a circa 1855, clapboarded, 1½-story carriage shed and ballroom wing of wood frame construction set on a rubblestone foundation, which is attached to the southwest end of the south elevation of the house's south wing. The gable roof of this wing is continuous with the gable roof of the south wing, overhangs the east and west elevations approximately 4 feet, and is supported by five outriggers across the east elevation and by seven outriggers across the west. The gable roof is punctuated by three, elliptically-roofed, modillion-corniced dormers on the east slope and by five on the west. Four elliptical arches supported by pilasters are located on the east elevation between the outriggers. The arches which originally framed elliptically-arched carriage doors opening into the first floor carriage shed are infilled with beaded clapboards around a window. The ballroom, which was originally accessible by a stair from the south wing, is located on the second floor behind the dormers.

Carriage barn and horse stable, circa 1820:

The carriage barn and horse stable are a matched pair of gable-roofed, 1½-story, clapboarded buildings of post-and-beam construction set on rubblestone foundations with pedimented east and west gable end elevations, the east elevations fronting directly on South Willard Street. Each of the South Willard Street elevations is dominated by a large barn door below a louver-infilled, keystone elliptical arch supported by pilasters. A first and second story louver-infilled window flanks either side of the arched door and a small, louver-infilled, keystone

(Continued on Continuation Sheet 7-3)

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half-round occupies the center of the clapboarded pediment. The pedimented west gable end elevations are identically detailed but the windows are not masked by louvers and the elevations are partially obscured by small, twentieth century additions.

Law office, circa 1838:

The law office is a 1½-story, gable-roofed building of brick, load bearing construction set on a rubblestone foundation. Originally built in the form of a Greek temple with a portico across both gable end elevations, only the north, Main Street elevation is presently (1975) dominated by a portico of four, fluted Ionic Columns supporting a dentilated entablature which returns around the perimeter of the building and a shiplap infilled pediment. The portico is enclosed by a decorative wrought iron balustrade and the panels of the portico door are bordered by enriched talon moldings.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Winterbotham Estate is one of the architecturally significant, early nineteenth century residential complexes in the City of Burlington. In particular, the estate's main house and law office are outstanding examples of Federal and Greek Revival style architecture, respectively. The Federal style carriage barn and horse stable complete the estate's nineteenth century domestic character and underscore the estate's and the pre-automobile age's dependence on the horse and carriage for individual transportation. Located about halfway up the steep rise of Main Street between Burlington's downtown business and commercial district and the campus of the University of Vermont, the estate is one of Main Street's most prominent architectural landmarks. Since the grounds of the estate are still intact, the Winterbotham Estate has the added significance of providing an important link with the nineteenth century visual quality of the city. The grounds of the estate also serve as an important open space in the dense built-up environment of downtown Burlington.

The main house, carriage barn and horse stable were erected in circa 1820 by Jonathan Potwin, a merchant from Troy, New York, who owned a hardware business on Church Street. In the 1830's the estate was purchased by Don Carlos Baxter, a renowned Burlington attorney who was responsible for erecting the temple-like law office in circa 1838. Baxter was also responsible for the circa 1845 and 1855 additions to the main house. Joseph Winterbotham purchased the estate in 1927 and left it to the University of Vermont on his death in 1954. The University sold the estate to the City of Burlington in 1956.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Newspaper articles from the Burlington Free Press; Burlington, Vermont:  
August 26, 1925; July 2, 1926; December 17, 1937.

Plan of Burlington Village drawn by Ammi B. Young in 1830. New York;  
Pendleton, 1830 (copy at University of Vermont in Bailey  
Library).

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3.6 acres

UTM REFERENCES

A	18	642670	4926060	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Courtney Fisher, Historic Preservation Specialist

ORGANIZATION

Vermont Division of Historic Sites

DATE

March 30, 1975

STREET & NUMBER

Pavilion Building

TELEPHONE

802 828-3226

CITY OR TOWN

Montpelier

STATE

Vermont

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

FEDERAL REPRESENTATIVE SIGNATURE

*William B. Pinney*

William B. Pinney, Director

TITLE State Historic Preservation Officer

DATE 4/7/75

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 5/12/75

ATTEST:

*Ronald M. Swenberg*  
KEEPER OF THE NATIONAL REGISTER

DATE 5/19/75