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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.

RECEIVED 2280

MAY 29 2015

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Vermont Academy Campus Historic District

Other names/site number: N/A

Name of related multiple property listing: Educational Resources of Vermont

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

2. Location

Street & number: 10 Long Walk

City or town: Rockingham State: Vermont County: Windham

Not For Publication: Vicinity: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

<u>Laura Prochman</u>	<u>March 4, 2015</u>
Signature of certifying official/Title:	Date
<u>State Historic Preservation Office</u>	
State or Federal agency/bureau or Tribal Government	

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

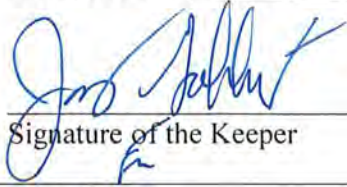
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4. National Park Service Certification

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

7-14-2015
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>12</u>	<u>7</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>12</u>	<u>7</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RELIGION/religious academy

Current Functions

(Enter categories from instructions.)

EDUCATION/academy

7. Description

Architectural Classification

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(Enter categories from instructions.)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Romanesque

LATE VICTORIAN/Queen Anne

LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS/Craftsman

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

BRICK

WOOD

STONE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Founded in 1876, Vermont Academy (the "Academy") is located in southeastern Vermont atop an elevated plateau overlooking the Village of Saxtons River, within the Town of Rockingham. This perspective affords idyllic views of the Saxtons River valley, flanked by rolling green hills. The campus, bordered by Pleasant Street to the east and Burk Hill Road to the south, can be accessed from the village by way of Shepard, Leavitt and Sturtevant Lanes and is located immediately adjacent to the Saxtons River Historic District, which was listed in the National Register of Historic Places in 1988. The campus is located approximately 0.25 miles north of Route 121 which coincides with the Village's main street, less than 4 miles from Route 103 and is accessible from exits 5 and 6 on Interstate-91. The boundary of the Vermont Academy Campus Historic District encompasses approximately 49 acres containing nineteen buildings. The campus buildings include examples of the institutional application of the Italianate, Romanesque, Queen Anne, Colonial Revival, Craftsman, Ranch, and Mid-20th Century Modern styles. The Academy's main campus is approximately 300 acres, the majority of which is forested but also contains the nineteen campus buildings and athletic fields. The Academy also owns approximately 100 acres of off-campus property within the Village of Saxtons River.

The original plan for the campus had the earliest buildings oriented facing south, towards the Village of Saxtons River, and fronting a small campus green at the edge of the bluff. The South Walk was the main artery of transportation on campus, connecting to a circular gravel driveway south of Jones and Fuller Halls, which was the primary carriage access from the main entrance

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(Leavitt Lane) via Burk Hill Road. The earliest buildings – Fuller, Jones and Farnsworth (now Alumni) – were originally constructed with their front entrances oriented at the southern end of each building, opening to the South Walk.

As the Academy grew, the campus was re-oriented to the north, establishing the Long Walk as the main artery through campus. Stretching eastward from Sturtevant Lane to its terminus at Leavitt Lane, the Long Walk originally served as a road through the heart of the campus until it was paved and dedicated a pedestrian walkway in honor of Headmaster Robert Long in 1993. The facilities housing the academic, administrative, dining and the largest dormitories are located along this tree-lined route. The remaining campus buildings – most of which were constructed in the mid-to late-20th century to expand the Academy's dormitory and athletic facilities – are organized in a circle around the perimeter of the campus. The district as a whole retains its integrity of design, setting, location, materials, workmanship, feeling, and association.

Narrative Description

1. Jones Hall, 1876, contributing

Jones Hall dormitory is a symmetrical, three story, three by nine-bay brick building designed in the Italianate Victorian style. It was designed and/or built by noted architect and builder Clinton Smith of Middlebury.¹ Located at the eastern edge of campus and oriented on a north-south axis, Jones Hall's south elevation is the primary historical façade and originally served as the main entrance to the building. This is evidenced by the elaborate architectural detailing on the south elevation, including a projecting central pavilion capped by a hipped pedimented tower roof, an elaborate entry porch, fancier, more elaborate windows than those found on the rest of the building, and decorative roof dormers. The "I" plan of the building consists of a rectangular central block with two identical rectangular wings which house the main entranceways. The wings are situated on the north and south ends of the central block and project out 4' on either side. The wings contain faculty apartments and the central block the student dormitories and common rooms. Significant features include: decorative dormers with steep, hipped roofs broken by a peaked window throughout, elaborate paired Italianate windows with round heads within a hooded arched opening on the south façade, flared roof eaves, bracketed cornice, and brick pilasters framing bays and corners. The building has a granite foundation and a hipped roof sheathed with slate shingles and lead flashing with flared eaves.

The rear (south) façade, constructed as the building's main entrance and now serving as the rear, features three bays with a centered hipped roof. A centrally placed, three-story, one-bay hipped roof block projects from the main block of the façade. This center bay features a porch with a flat roof decorated with brackets. Originally the porch roof featured a wood balustrade, which has been removed. The porch roof and modillioned entablature is supported by six round columns featuring decorative capitals and shafts. Six granite steps lead from the ground level to the

¹ Jones Hall Dedication Program, Saturday, June 1, 1974

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original segmentally arched doorway and surround which now contains a modern replacement metal and glass door system with an offset sidelight. A wood-framed two-light transom is above the door frame and a wood panel above it fills the arched opening. This projected center bay also features brick corner pilasters and brick corbeling below the painted brick bracketed cornice; identical to those features found on the north wing. Above the porch, on both the second and third stories, hooded arched window openings with slate sills contain pairs of narrow, one-over-one replacement windows with a decorative wood surround. On the second floor the windows are taller and the pair of narrow sash are framed within wood arch-topped original openings further ornamented by engaged columns at the sides and mullion with a wood circular medallion within the brick arch. On the third floor the windows are shorter than those on the second floor and the pair of narrow sash are framed within wood square topped openings further ornamented by engaged columns at the sides and mullion within the brick arch. The bays on either side of the porch feature segmentally arched window openings with brick hooded lintels. As with the center bay, the second floor windows are taller than those on the third floor and have a pair of one-over-one replacement windows with a decorative wood inset, a slate sill and a decorative wood surround similar to the one in the center bay with engaged columns and a round medallion at the top. The third floor windows are square topped within the segmentally arched opening and have a similar though still ornate wood surround. Both bays also feature a brick corner pilaster, brick corbeling near the cornice and a painted brick cornice with brackets; identical to those found on the center projected bay.

What is now the front (north) façade of the building features three bays and a hipped roof. Its present design dates to 1976, when the building was rehabilitated after a century of use. The new entry consists of a three-story, semicircular external glass stair-tower which opens to the Long Walk. The modern steel and glass doors on the ground level are surrounded by a modern two-light transom and modern three-light sidelights. The north elevation is divided into vertical bays that are framed by brick pilasters at the corners, between the bays, and by a corbelled frieze at the top between the pilasters. The painted brick cornice features brackets, which are spaced four feet apart. The bays on either side of the stair tower feature identical single six-over-six replacement windows, brick sills and hooded brick lintels.

Both the east and the west elevations of the building have nine-bays. Each side can be separated into three sections, which are defined by the two-bay projecting wings to the north and south and the five-bay main section in between. The two bays of the north wing contain six-over-six replacement windows, slate sills and segmentally arched, hooded brick lintels. The two-bay wing is framed by corner pilasters, brick corbeling below the cornice, and topped by a painted brick bracketed cornice. The projecting hipped roof above each wing (north and south) is further adorned by a decorative dormer with a steep hipped roof broken by a peaked window opening containing a pair of angle-topped casements. The elevation of the central block has five bays and contains windows identical to those on the north wing. This section does not feature corbeling or a bracketed cornice. The two bays of the southern wing are identical to the northern wing with one small exception: the windows feature wood surrounds with more detailed decoration.

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When the Academy first opened in 1876, Jones Hall was the only building on campus and thus temporarily served as both a dormitory for girls and a recitation hall divided into two classrooms. This arrangement lasted until Fuller Hall was completed in 1888. Since then Jones Hall has served as a dormitory with faculty apartments. Today, Jones Hall is the largest boy's dormitory on campus with four faculty apartments.

Jones Hall was named in honor of the late Charles L. Jones of Cambridge, Massachusetts. After a century of use the Academy underwent a reconstruction in 1976, the first project supported by the Second Century Fund, which was a campus-wide building program in honor of the school's centennial. (Photos #1, #2 and #3)

2. Fuller Hall, 1888, contributing

Fuller Hall is a symmetrical, 2 ½ story, nine by eleven bay brick building of the Romanesque Revival style. It was designed and/or built by the firm of Smith & Allen.² Located in the center of the academic part of campus on the south side of the Long Walk, Fuller Hall is flanked by Alumni Hall to the west and Jones Hall to the east. The building is oriented on a north-south axis with four cross-gabled wings at the south end and near the north end. The four wings project out 8' on either side of the central block. Similar to Jones Hall, Fuller's original main (front) entrance was on the south elevation, fronting on the South Walk. The front and rear entrances were also re-oriented in the 1970s to highlight the north façade as the main entrance fronting on the Long Walk. The south façade became the rear.

A significant feature of this building is the Victorian "bell" tower located on the roof peak toward the northern end of the central block. The bell tower has short, clipped corners making it octagonal in plan; the four smallest sides feature wooden vents. The tower has a steep, multifaceted conical roof sheathed in slate shingles with a decorative metal finial at the top, a dentilated cornice and flush-boarded wood siding. The siding is framed by flat trim boards and accented by a circular dado on 4 sides. The tower was restored in 1980, as is indicated by the plaque located to the right of the building's main entrance. Another distinctive feature of this building are the two arched stained glass windows situated on the second floor of both the east and west elevations of the south wing, which once contained the Academy's chapel. The chapel was utilized each day for prayer in the morning and an hour of religious study in the afternoon; one day each week a school wide assembly was held for an evening prayer and also for a weekly morning bible class.³ The original front entry on the south elevation is sheltered by a monumental brick entry porch with a steep gable roof and an arched portal over the steps. The building has a rusticated granite water table, a granite foundation and a gable roof sheathed in slate shingles. Each of the building's façades features three-over-three replacement basement windows with wood surrounds. These windows are bordered by the granite foundation below and the rusticated granite water table above.

² *Middlebury Register*, September 14, 1888 and *Vermont Phoenix*, May 29, 1891

³ Willard, Horace M. *Vermont Academy: It's Work and Claims. An Address Before the Vermont Baptist State Convention, Saxtons River, Vermont, September 22, 1886* (Bellows Falls, VT: Times Book and Job Press, 1886), 12

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The front (north) façade, originally the rear of the building, is nine bays with an eave front roof. It was completely renovated in the 1970s and exhibits a modern style. The windows are organized in groups of three and are segmentally arched. A large 10-bay shed dormer has been added; the center six bay section is essentially a wall dormer while the 2 bays on either end are above the roofline. The center six bays feature six, six-over-six replacement windows. The bays on either end feature three-over-three replacement wood framed windows. The modern main entrance is comprised of a single glass metal framed door surrounded by a two- light transom and one-light side lights. Above the main entrance is a modern, flat-roofed metal canopy. On the second floor, above the entrance, are three, six-over-six windows with slate sills and arched brick lintels. These windows are repeated on either side of the main entrance on the first and second floors in groups of three. The basement windows are arranged three windows on either side of the entrance. These are three-over-three replacement windows with granite sills and wood lintels. This façade also features decorative brick corbeling below the roof cornice.

Like Jones Hall, the west and east elevations of Fuller can be separated into three sections differentiated by the north and south wings, which project out 8' on either side of the central block. The three-bay north wing contains a group of six-over-six replacement windows with wood surrounds, slate sills and arched brick lintels on the second and third floors. The top story within the gable has a pair of one-over-one replacement windows with granite sills and arched brick lintels flanked by much smaller segmentally arched windows with similar replacement sash. This elevation features intricate brick corbeling at the rake and under the top of the gable peak of each gable wing which is ornamented by a recessed triangular panel of dog-toothed brickwork.

The east and west elevations of the central block have four bays with double hung windows plus a two story arched window opening containing multiple sashes at the northern end of the façade corresponding to the stairwell. This arched window opening with a slate sill has four sashes. The elevation's remaining windows are six-over-six replacement windows with slate sills and arched brick lintels. These elevations also feature a corbeled brick blind arcade at the cornice.

There is only one major difference between the west and the east elevations of the central block. On the western elevation there is a basement level addition covered by a cement deck, which sits between the two wings, running the entire length of the central block. This feature was added to provide additional classroom space at the basement level. Both the east and west elevations of the central block feature identical metal stairs leading from the ground level to a single metal door, located underneath the large stairwell window. The door is covered by a small slanted roof, which is supported by one metal post. These serve as safety exits, accessible from the building's main stairwells.

The east and west elevations of the south wing have three bays. There are three first floor windows, which are six-over-six replacement windows with slate sills and a shared slate lintel. The second floor features a 140-square-foot stained glass window with a slate sill, arched brick

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lintel and brick pilasters below featuring brick corbeling and leading to a single slate sill. The stained glass windows were designed for the chapel. The stained glass window on the east elevation features an image of the good shepherd at its center. This window bears the caption: "And there shall be one fold, and one shepherd," dedicated to Ira C. Allen, 1816-1887, by his children. The stained glass window on the west elevation features an image of an angel at its center. This window bears the caption from Ephesians VI-13: "Wherefore take unto you the whole armour of god that ye may be able to withstand the evil day and having done to stand"; as well as the quote from Colossians III-17: "And whatsoever ye do in word or deed do all in the name of the lord Jesus giving. Thanks to god the father by him." This window was dedicated "in memory of those who fought for liberty and peace in the world war." In 2012, Neumann Stained Glass Studios, of Brattleboro, Vermont, completed a full restoration of both windows.

The eave-fronted rear (south) elevation, originally constructed as the main entrance and now serving as the rear, is the gable end of the main block, the south wings extend symmetrically from this, recessed about thirteen feet from the gable elevation. The gable elevation of the main block features a monumental brick gable-roofed entry porch, with an arched portal over wooden stairs leading to a modern double-leaf glass metal framed door with a one-light transom. The surrounds from the original entrance are intact and feature a three-light transom and one-light sidelights with a wood surround and muntins. A square lantern hangs from the ceiling above. The southern elevation of this entry porch features intricate brick columns framing the entry stairs. Brick details include a corbelled brick capital from which the arch springs. The arch is framed with a recessed brick frieze. Above the archway the steep gable roof is ornamented with stone quoins at the bases of the rake which is edged in contrasting stone. The peak of the porch roof is adorned with a stone finial. The building's rusticated granite water table continues around the exterior of this entry porch. To the left (west) of the entrance is a single metal door at the ground level. On either side of the entrance is a narrow single one-over-one replacement window with a one-light semi-circle transom, wood surround, arched brick lintel and slate sill. The second floor has four identical windows and two similar narrow blind recessed arches. The dormered story has a single, centrally placed semi-circular, three-part window. This window also shares a wood surround, an arched brick lintel and a slate sill. This center bay features brick corbeling. The west and east side elevations of the main block projecting beyond the two wings each have two bays with two windows on each floor. The south elevations of the two wings each have three bays on either side of the main gable block. These bays feature six-over-six replacement windows with four-light arched transoms, wood surrounds, arched brick lintels and slate sills.

The two story central block of Fuller Hall houses the main hallway and administrative offices on the first floor and part of the old assembly hall & chapel and a few classrooms on the second floor. The south wing houses administrative offices on the first floor, part of the old assembly hall on the second floor and storage in the dormered story. The north wing houses classrooms on all 2 ½ levels.

Constructed in 1888, Fuller Hall was and still remains the central building on campus, housing the administrative offices, classrooms, science laboratories, and until recently the assembly hall. Fuller Hall was named in honor of the late Governor Levi K. Fuller, former member and

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president of the Vermont Academy board of trustees. Fuller Hall was the Governor's gift to the Academy. The present use of the building has remained much the same since its construction. The building originally contained: "The offices of administration; large, airy classrooms; fully equipped, modern scientific laboratories; music rooms; art studios; botany laboratory; photographic dark room; workshops for manual training; and rooms for student gatherings. It contains also a spacious chapel and assembly hall with a capacity of several hundred."⁴ Today the majority of classes continue to be held in Fuller. However, the music rooms have moved to the basement of the Shepardson Center, the art studios are in the east wing of the gymnasium, and the pottery studio is in the basement of Proctor Hall. Fuller Hall was redeveloped in two phases during the 1970s as part of the Academy's "Second Century Fund." The redevelopment created new science facilities, staircases and entrances. The dual chapel and assembly hall, on the second floor, was renovated in the mid-2000s to create a large reading room and additional classrooms. School assemblies and theatrical and musical performances were moved from Fuller Hall in 2006 after the completion of the Horowitz Performing Arts Center. (Photos #4, #5, #6, #7 and #8)

3. Alumni Hall, 1924, contributing

Alumni Hall is a symmetrical, 3 ½ story, nine by three bay, brick Colonial Revival style building located on the south side of the Long Walk. Fuller Hall is to the east, Shepardson Center is to the west and the Alumni (athletic) Field lies directly to the north across the Long Walk. Alumni Hall was designed by noted architect Frank Lyman Austin of Burlington.⁵ Like Jones and Fuller Halls, the south elevation of Alumni Hall was originally constructed as the main entrance while the north elevation served as the rear entrance. Alumni's entrances, like Jones and Fuller Hall's, were also re-oriented in the 1970s to highlight the north façade as the main entrance fronting on the Long Walk while the south façade became the rear. The building has a simple rectangular plan with a concrete foundation, a high concrete water table and a hipped roof sheathed with slate shingles.

The front (north) façade is three bays with a hipped roof. Like Jones Hall, the original entrance on this façade was altered in 1973 to create space for a new main staircase, which ascends from the entrance straight up to the top floor. This staircase, unlike the one on Jones Hall, is built within the interior of the building. The center brick bay was rebuilt as a pavilion, which projects out approximately 10 ½" from the building and extends from the ground level through the eave of the roof to front a new gable dormer added in the 1970s. This bay features a double-leaf glass metal framed door surrounded by a modern arched four-light transom and one-light sidelights. The entrance is covered by a modern arched metal roof supported by two Tuscan columns. The pavilion has two, eight-light replacement windows with concrete sills and brick lintels on the second and third floors. The bays on either side of the pavilion feature eight-light wood windows with concrete sills and segmentally-arched brick lintels. The modern dormered story features a

⁴ *Vermont Academy Bulletin* (Spring 1913) : 13

⁵ *Burlington Weekly Free Press*, "F.L. Austin, Architect for Vermont Academy," August 26, 1920.

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three bay dormer. The center bay is a side gable roofed wall dormer featuring a window formation that consists of two, four-light semi-arched replacement windows over two, four-light replacement windows with one shared arched concrete lintel and two concrete sills. On either side of the center bay is a wood sided, shed roof, roof dormer featuring a paired multi-light replacement window.

The west and east elevations of Alumni Hall are nearly identical. Both elevations have nine bays with regular fenestration. The basement windows are a mixture of both one over one and six-over-six replacement windows with concrete sills and topped by the building's concrete water table. The windows on the first, second and third floors are six-over-six replacement windows with wood molding, concrete sills and segmentally-arched brick lintels. The roof features four equidistant hipped roof dormers. The dormers have paired one-over-one replacement windows with wood molding and mullions. The cheeks and roofs of the dormers are sheathed in slate.

There are two differences between the west and east elevations. The first difference being that on the east elevation in the third bay from the southern end a single basement window and the first floor window above have been removed and replaced with a single one over one glass metal framed door. This door is covered by a small gable roof entry porch featuring a triangular pediment and a concrete slab floor. The roof is supported by brick walls on either side of the door. Each wall features a twelve-light window. Above the porch roof is a small four-light replacement window that has replaced the original six over six window. This replacement window features a concrete sill and the original segmentally arched brick lintel. The entrance was added during the 1973 renovation to provide both a safety exit and access to the back stairwell. The second difference between the elevations is that on the west elevation four of the second and third floor windows on the northern side have been replaced with smaller four over four replacement windows with arched brick lintels and the original concrete sills. The rest of the window openings have been infilled with recessed brick. These windows were altered when the second and third floor restrooms were installed here.

The rear (south) elevation has three bays. The center bay features a Colonial Revival porch with wooden steps leading to a single modern wood door. The original doorway has been altered to adapt to its change in use. This was originally the building's main entrance and therefore the door was centered and quite large with sidelights. At present the entrance leads into a private faculty residence, and has thus been altered; the original door and sidelights have been replaced by a small door on the east end of the porch and three six-over-six replacement windows with wood paneling has been placed to the left (west) of the door. The porch features a flat roof and entablature supported by six Tuscan columns, which rest atop a base sheathed in wood paneling. Wood railings extend from the brick façade to the first column. Originally the roof featured a wood balustrade, which has since been removed. On either side of the porch is a one-over-one replacement basement window with wood surround, a concrete sill, and the building's concrete water table above. The first, second and third floors all have paired, narrow, one-over-one replacement windows with decorative wood surrounds, arched brick lintels, and concrete sills. The roof features three hipped roof dormers identical to those found on the east and west

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façades, the only difference being that the center dormer on the south elevation has a double hung one-over-one replacement window.

Alumni Hall was constructed in 1924 to replace Farnsworth Hall, which was the original building on this site. Built in 1882 and nearly identical to Jones Hall, Farnsworth Hall was a dormitory for boys. Named in honor of John A. Farnsworth, a friend and benefactor of the Academy, Farnsworth Hall was destroyed by fire on December 16, 1910.⁶ Alumni Hall has always been used as a boy's dormitory with faculty apartments for the dormitory parents. In more recent years, the basement and first floor have been converted into classrooms for English and Foreign Languages. The top 2 ½ floors house the boy's dormitory rooms. (Photos #9, #10 and #11)

4. Shepardson Center, 1964, contributing

This asymmetrical, one-story, brick building is the only contributing example of the Mid-20th Century Modern style present on campus. The building, designed by the Boston firm Clinch, Crimp, Brown and Fisher, is located at the western end of the Long Walk; Alumni Hall is to the east and the Alumni Field is across the Long Walk to the north. The building has a full basement, a concrete foundation, a gable front roof sheathed with standing seam metal, and two brick chimneys located on the slopes of the west and east wing roofs. The building is comprised of a rectangular, shallow-gabled central block flanked by two cross-gabled wings to the east and west. Each section has a gable end. The west wing is longer than the east wing. Prominent features include large vertical brick wall piers and a large, multi-light glazed wall within the two main gables of the north and south elevations. The glazed walls have mullions dividing the wall into ten sections vertically, each with four lights. There are trapezoidal fixed lights at the top of each section fitting under the roof rake, two small operable awnings, and a rectangular fixed sash at the bottom of each section. A solid paneled section runs horizontally across the ten sections. These sections are framed by trapezoidal brick piers. The use of strong horizontal and vertical mullions on the north and south glazed walls creates a grid pattern that is a hallmark of Mid-20th Century Modern design.

The front (north) façade of the central block has a broad gable front roof with a wide eave overhang and exposed support beams. The central block is flanked by the east and west wings recessed deeply on either side. The most prominent feature of this façade is a large 40-light window opening. This window opening extends from the concrete water table to the roof. Below are six rectangular one-light basement windows with wood sills. On either side of the window opening are two identical recessed entrances. The entrances feature a glass metal framed door surrounded by a three-light transom and six-light sidelights. Above each entrance is wood paneling. The north façade of the east wing features an eave front roof, a twelve-light window opening, similar to the central block with wood paneling below. Below the concrete water table are three rectangular wood basement windows. The north façade of the west wing, also features

⁶ *Springfield Republican*, "Fire in Vermont Academy," December 17, 1910.

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an eave front roof with a sixteen-light window opening similar to those previously mentioned, also with wood paneling and concrete below. This wing was designed to be longer than the east wing in order to accommodate the large industrial kitchen.

The west elevation of the west wing has a gable front roof and a blind brick wall with wood paneling at the center from ground to roof level. This center paneled section features a metal door at the center surrounded by a three-light transom and a one-light sidelight to the right. To the right of this is a single garage door, which opens to a 4' high concrete loading dock. This door is utilized for large food related deliveries. The west elevations of the main central block are blind brick walls above a concrete foundation.

The rear (south) elevation of the central block is identical to the front (north) façade.

The east elevation of the east wing is built into a bank so it is actually two stories high with a walk-out basement level. The landscaping that creates this effect resembles a manmade amphitheater as the entrances open from the basement onto a flat lawn, which ascends on all three sides to the ground level. The elevation's brick wall piers alternate with glazed wall sections—each trapezoidal to fit under the gable—in a design typical of the Mid-20th Century Modern style. The Mid-20th Century Modern style use of strong horizontal and vertical mullions is also evident on this elevation on both levels. The glazed wall sections each features fixed windows divided into six-lights by a mullion grid with three tall lights topped by three small lights with a line of solid paneling below the windows and a trapezoidal wood flush paneled section above under the gable. Above each window section is a large louvered vent. At the basement level there are four window sections separated by concrete columns. The two center glazed sections are metal mullion grids with two fixed lights of unequal sizes, a small louvered vent, and a solid panel. On either side are larger identical glazed sections based on a metal mullion grid with four fixed lights of different sizes, a single glass metal framed door, and three solid panels of different sizes. In the outermost bays, are two high fixed one-light windows. The interior of the central block features a cathedral ceilinged dining room with its exposed monumental frame of arching laminated trusses following the gable peak of the roof—another hallmark of the Mid-20th Century Modern style.

The Shepardson Center was constructed in 1964 to better accommodate the Academy's rising student population. The building's main function is to provide the Academy with dining and kitchen space. The central block prominently contains the main dining room, the west wing an industrial kitchen and the east wing a lounge and conference room. The basement is home to a large student center/lounge, music rooms and occasional classroom space. The building was dedicated in honor of Frederick W. Shepardson; an alumnus from the Class of 1908, member and chair of the board of trustees, the Academy's 1961 Conduit Cup "Man of the Year." Tribute was also paid to Charles Spaulding Aldrich (class of 1890), to whom the upstairs lounge was dedicated. (Photos #12 & #13)

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5. **Wilbur Hall**, 1892, contributing

Wilbur Hall was constructed in 1892 as the Academy's first library. This small, asymmetrical, one-story, stone building is an excellent example of the Craftsman style with Richardsonian influences. Architect William P. Wentworth of Boston, MA, designed the building.⁷ Wilbur Hall is located on the north side of the Long Walk across from Jones Hall. The building's main entrance opens to a short brick lined paved walkway leading to the Long Walk. To the north there is a large lawn with paved pathways connecting the central campus, along the Long Walk, to both the Horowitz Performing Arts Center and Proctor Home at the northeastern edge of campus. Wilbur is comprised of a rectangular main block with a rectangular north wing attached to the rear. The building's rustic, battered stone foundation continues seamlessly into its stone walls which are topped by a flared hipped roof sheathed with slate shingles. Prominent features include: battered exterior walls with uncoursed stonework of multi-colored, rounded river rocks and other uncut stone, large Romanesque arched windows under an eyebrow roofline, decorative frieze of smaller stones accenting the center of the stone walls, exposed rafter tails with decoratively sawn ends, and a stone entry porch.

The front (south) façade has two bays with a hipped roof and an enclosed side entry porch. Three granite steps lead to the enclosed porch which features a flared hipped roof independent of the main roof sheathed in standing seam metal and battered stone side walls. Originally this porch was not enclosed; but a storm door and panel wall was built recessed from the front within it. The east porch wall is flush with the building's east wall. Both porch walls feature a paired wood window with a wood frame. The exterior storm door is a three-light wood door with a wood surround. The wall around it has a three-light transom and a two-light side light. Once inside this door, the original large wood paneled door can be accessed to enter the building. To the left (west) of the porch, on the front façade, is a larger paired wood window with a wood sill and features leaded window panes on the top halves of the glass with an unusual and delicate flagstone pattern.

The east elevation can be separated into two sections; the main block and the north wing. The elevation of the main block prominently features a monumental Romanesque arched 3-light window with a wood sill, patterned window panes and a full arched stone lintel. Unlike most of the round stonework found throughout the exterior, this lintel features flat thin stones arranged lengthwise side by side. The corners of the wall are of a battered construction. The east elevation of the north wing features four identical one-light windows with wood frames and sills. The top half of the wall is flared over the stonework of the lower half and is covered in wood shingles.

The rear (north) elevation is comprised of the rear side of the north wing. There are no windows or doors on this elevation. The walls are covered with wood shingles on the top section which is flared over the stone masonry on the bottom.

⁷ *Vermont Phoenix*, "The New Library," February 6, 1891.

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The west elevation is nearly identical to the east elevation. The only difference being that on the north wing of this (west) elevation there are two windows instead of four with the addition of five steep concrete steps, which lead to a single one-light wood door.

Wilbur Hall was named in honor of the Reverend W.N. Wilbur. Wilbur was the Reverend of the Baptist church in Saxtons River at the time that the Academy was founded. Wilbur played an integral role in raising the necessary funds for the founding of the Academy and in ensuring that it was located in the Village of Saxtons River. Wilbur Hall originally served as the Academy library, from 1892 until 1964. In 1964, Wilbur Hall was converted into the Alumni Center, and in 1979 Wilbur Hall became the Admissions Office and it remains so today. (Photos #14 and #15)

6. Proctor Hall, 1878, contributing

Two years after the construction of Jones Hall, the Academy completed a second building, Proctor Hall, in a similar style. The architect of the building has yet to be identified. This symmetrical, 1 ½ story, three by nine bay brick building is an example of the Italianate style. Proctor Hall is located on the north side of the Long Walk directly across from Fuller Hall, Library Way runs along the west side. The “T” plan of the building consists of three sections: a rectangular three by one bay, hipped roof front (south) block, a six bay long wing with a hipped roof that is just slightly recessed from both sides of the front block, and a rear, hipped roof section that is two-bays deep and projects three bays wider on the west side and one bay wider on the east side of the long wing section. The building has a granite foundation and multiple hipped roofs sheathed with slate shingles and a deep bracketed wood cornice on the front section.

The front (south) brick facade is divided into three vertical bays that are framed by brick pilasters at the corners, between bays, and by a corbelled frieze at the top between the pilasters. The middle bay is a taller, 1 ½ story, hipped roof block pavilion. This pavilion projects out approximately 3” from the façade and contains the main entrance. A short brick pathway extends from the Long Walk to four granite steps, with modern metal railings, leading to a modern double-leaf glass metal framed door with a one-light transom. Above the transom is a marble lintel with the inscription: “Proctor Hall, 1878.” Above is a hipped roof dormer featuring a single six-over-six replacement window with decorative wood sidewalls. The bays on either side of the pavilion each feature a segmentally arched six-over-six replacement window with a brick sill and wood frame molded surround.

Both the east and the west elevations of Proctor Hall’s front section are single blind bays framed by brick pilasters with corbelled accents. The center wing section has six bays on both the east and west elevations and are nearly identical except for the recent addition of the handicap access ramp on the east façade. The center wing has six-over-six, square-topped replacement windows within segmentally arched openings with wood frames, slate sills, and arched brick lintels. There is an arched wood infill panel above each window. The east and west elevations of the rear (north) section has two bays featuring the same six-over-six replacement windows. The north

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section also features two original dormers that are identical to the dormer on the front (south) façade. These dormers face west and south where the rear section extends beyond the center wing section. A covered porch is situated where the north section and the center wing intersect, running the length of the southern side of the north section. The porch styles differ on the west and east elevations. On the west elevation the porch features a hipped roof supported by four decorative posts with a railing along the southern end. Four wooden steps lead up onto the porch. The main entrance is a single wood door with wood surrounds and arched brick lintel. To the west of the door is a single six-over-six replacement window with wood infill panel and arched brick lintel. Next to the porch steps (to the north) is a single metal door, which leads to the basement. On the east elevation, however, the porch features a shed roof supported by four turned wood posts. The porch can be accessed by way of five wood steps or by the wood handicap access ramp, which was added to the building in the 2000s. The ramp features wood railings, similar to the porch railings, in addition to metal railings and wood floor boards. The main entrance is a single wood door with wood infill panel and arched brick lintel. To the east of the door is a single six-over-six replacement window with wood infill panel and arched brick lintel. The elevations of the north section are divided into vertical bays that are framed by brick pilasters at the corners, between bays, and by a corbelled frieze at the top between the pilasters.

The rear (north) elevation has a hipped roof. This elevation can be separated into three sections featuring a center projecting pavilion, an east section and a west section. The center pavilion projects out 1' from the building and features a hipped roof and a bank of six, six-over-six replacement windows with wood infill panels, brick sills and arched brick lintels. The pavilion also features a shed roof dormer with clapboard siding and four, three-over-three replacement windows. The west section features a bank of three of the same six over six windows along with a hipped roof dormer identical to those found on the building's other elevations. This section also features brick pilasters at the corners and a corbelled frieze at the top between the pilasters. The east section is identical to the west except that it only has a single six over six window instead of 4 windows.

Proctor Hall served as the Academy's first dining hall from 1880 until 1964. The building was named in honor of Joel Proctor, a trustee and benefactor of the Academy. The dining room, located at the front of the building, accommodated approximately 125 students and staff. The kitchen and storage areas were located at the rear. Due to increasing enrollment the Academy built a new dining hall, the Shepardson Center, in 1964 to better accommodate the Academy's growing numbers. Once the Shepardson Center was built, Proctor Hall was converted into the Library. Proctor Hall is now referred to as The Tillinghast Memorial Library, named in Honor of Dr. Charles C. Tillinghast, former teacher and trustee. Since 1964 Proctor Hall has served as the campus library, housing: books, study areas, conference rooms, college counseling, and learning services. (Photos #16 and #17)

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7. Davis House, c.1885, contributing

Davis House was constructed circa 1885. This asymmetrical, 1-1/2 story, three by two-bay brick building was constructed in the Colonial Revival style. Davis is located on the east side of Library Way directly north of Proctor Hall. The building's front (west) entrance opens to a semi-circular driveway, which connects to Library Way from both ends. There is no rear entrance. The building has a simple 26' by 37' plan with a brick foundation and a side jerkinhead roof sheathed with slate shingles.

The front (west) façade has three bays with an eave front roof. The main entrance is located on the southern end of the façade. Three concrete steps lead to the nine-light wood framed door with a wood surround. The door is covered by a small porch with a small gable front roof supported by two square posts covering the concrete landing and doorway. To the north of the door is a double-leaf metal bulkhead leading to the basement. The remaining two bays, to the north, each feature a six-over-six replacement window in a segmentally arched opening with an arched wood infill panel, a wood sill and an arched brick lintel. The steep gable roof has a large shed roof dormer with shingle siding and a slate roof. The dormer features a single along with two pairs of six-over-six replacement wood framed windows. This dormer was added during the 1960 renovation in order to create space for dormitory rooms.

The north elevation of Davis has two bays with a jerkinhead roof. The first floor features small three-over-three, square-topped replacement windows within segmentally arched openings with arched wood infill panels, brick sills, and arched brick lintels.

The rear (east) elevation has three bays. The center bay features a pair of six-over-six, square-topped replacement windows within a wide, segmentally arched opening with wood infill panels, wood sill and arched brick lintel. On either side of this window are single six-over-six windows of the same style only larger. The roof features a large shed roof dormer identical to the dormer on the west façade, only the window placement is different. On this elevation the dormer features two paired six-over-six replacement windows with wood frames on opposite ends of the dormer. Slightly off center is a small two-light window. This window is placed in the bathroom which is why the window formation is different on this façade.

The south elevation has three irregular bays. The window arrangement here is different than on the north elevation. On the first floor, the center window is a square six-over-six replacement window with a wood infill panel in a segmentally arched opening with a wood sill and an arched brick lintel. Both the wood sill and the arched brick lintel are raised higher than the other windows on this level. The other windows are in a symmetrical, regular fenestration pattern. On either side of the center window on the first floor there is a six-over-six, square-topped replacement window within a segmentally arched opening with arched wood infill panels, a wood sill and an arched brick lintel. The upper level under the Jerkinhead roof features two windows of the same description.

Davis House was originally used as a storage house for Proctor Hall when it was the dining hall.

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Davis House contained a large refrigerator, steward's offices, and rooms for the hired men. For a short time, between approximately 1928 and 1940, Davis House and Proctor Hall were attached from the back (north) side of Proctor to the southwest side of Davis. Between 1959 and 1965, Davis was renovated to provide additional dormitory space; this included the addition of dormers. Today, the building houses a faculty apartment on the first floor and three dormitory rooms for girls with a bathroom on the second floor. (Photo #18)

8. Boiler House, 1892/ c.1920, contributing

The Boiler House was constructed in 1892 to furnish heat for the campus buildings. This one-story brick and frame building is located on Library Way, directly north of Davis House. The Boiler House has a concrete foundation and a hipped roof sheathed with metal and topped with a small hipped roof ventilator cupola. The building plan is comprised of a large square brick block attached to a smaller rectangular wood framed wing. The original brick chimney stack is 80 feet tall and is located at the southern end of the building. The chimney has a major visual effect on the campus and was important as a practical part of operations. Fenestration is irregular and consists of twelve over twelve wood windows with granite sills and segmentally arched brick lintels. From a historic photograph, dated 1913, it is clear that the Boiler House was originally a wood framed building with a gable roof. Around 1920 the building was reconstructed to its present appearance, based on plans prepared by noted Burlington architect Frank Lyman Austin.⁸ The brick sections appear to have replaced the original frame building around 1920 and the current frame section was added in recent years. Even though the building has been altered from its original form the Boiler House—with an intact original chimney stack and windows with segmentally arched brick lintels—still possesses the historic integrity to add to the historic architectural qualities for which the district is significant. (Photo #19)

9. Williams Gymnasium/Lucy Athletic Complex, 1956, non-contributing due to alterations

This one story, utilitarian Mid-20th Century Modern style brick building is located slightly to the south of Shepard Lane and to the west of Library Way. It was designed by the Boston firm, Adden, Parker, Clinch and Crimp which had in 1936 designed the Leavitt House. The building's front (south) entrance opens to a large parking lot and the rear entrance to a smaller parking lot. The building has a concrete foundation and a side gabled roof sheathed with corrugated metal. Fenestration is regular consisting of modern one-light metal windows and high multi-light glass block windows. The building is essentially a large rectangle containing locker rooms, physical therapy and workout rooms on the western side and the gym floor on the eastern side. A long rectangular 2004 addition on the south façade houses a large lobby on the western end and an art studio on the eastern end. A rectangular addition on the east façade houses the dance studio. Originally the gym consisted of the large main block, a tall one story building with high glass block windows and plain brick wall below. The front (south) façade looked essentially just like

⁸ *Engineering News Record*, vol. 86, February 10, 1921

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the north elevation. Attached to this main block was a large flat roofed low one story wing on the west. When the gym was renovated in 2004 a large gable was added to the flat roofed west wing and a new south façade on the ground level was added, changing the character of the building. Due to these modern additions and alterations which have changed the modernist vernacular of the original design, the gymnasium no longer possesses enough historic integrity to add to the historic architectural qualities for which the district is significant.

Constructed in 1956, the Williams Gymnasium is the second gymnasium built by the Academy. The original gymnasium & armory was built on the land where the Horowitz Performing Arts Center presently sits. This original gymnasium was converted into the Academy's maintenance building after the Williams Gymnasium was constructed, and was then subsequently taken down to create space for the construction of Horowitz.

The Williams Gymnasium was named in honor of Benjamin Williams of Proctor, Vermont. Williams served on the Academy's Board of Trustees for over 25 years and played a major role in initiating and developing the plans for this building. The architects who designed the building were Adden, Parker, Clinch and Crimp of Boston. In 2004, due to increased enrollment, the Academy embarked on a major renovation of the gym. The building was subsequently renamed the Lucy Athletic Complex, in honor of John Lucy, a former athletic director, dorm parent, Spanish teacher, and academic advisor. Lucy coached for 42 years until his retirement in 1981. The 2004 renovations created separate locker rooms & bathrooms for students and coaches, an enlarged workout area, an entry foyer & trophy display area, a dance studio and art studios. (Photo #20)

10. Michael Choukas Skating Rink, 1986, non-contributing due to age

The Michael Choukas Skating Rink was completed in 1986. This one story, wood frame, contemporary building is located on the north side of Shepard Lane across from the Gymnasium. The building has a concrete foundation and a gable roof sheathed with corrugated metal. The plan of the building is rectangular with rusticated concrete block additions on both the east and west elevations. The building has 2 one-light metal framed windows; both are located on the west block addition. Because the Rink is less than 50 years of age it has yet to achieve historic significance and is a non-contributing resource.

Hockey was first played at the Academy beginning in the early 1900s on Bolles Pond. The first flooded hockey rink was constructed in 1937 on what was known as the "dust bowl"; the original playing fields opposite of Alumni Hall (i.e. Alumni Field). This rink, typical of the times, was constructed with boards and flooded each winter. The rink was later moved to the site of the Academy's present tennis courts; near the present rink. The facilities for making artificial ice were completed in the mid-1970s and the rink was covered around 1980 and completely enclosed by 1986. The rink was dedicated to Michael Choukas on December 6, 1986. Choukas was a 1946 alum who returned to the Academy in 1954 as a mathematics teacher and coach. In

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1961, Choukas became the assistant headmaster and later served as the headmaster from 1966-1977. In the early 2000s an addition was constructed to house a warming room and additional locker rooms. (Photo #21)

11. Warren H. Chivers Ski and Outdoor Education Center, 1991, non-contributing due to age

The Warren H. Chivers Ski and Outdoor Education Center was constructed in 1991 to provide a space for the Academy's ski and outdoor education programs. This two story, wood frame, contemporary building is located on the northwestern edge of campus on Shepard Lane to the northwest of the ice hockey rink. The building has a concrete foundation and a front gabled roof sheathed with corrugated metal. The building has a square plan with a wraparound second floor deck extending around the north elevation, the front (east) façade and the south elevation. Fenestration is symmetrical. The front (east) facade features an arrangement of fixed one-light windows over a bank of 8 one over one windows flanked by a set of double-leaf doors. The first floor of the north elevation features two, one-over-one windows flanked by a set of double-leaf doors. The first floor of the south elevation features one double-leaf door and one single door. The second floor of the north and south elevations feature a bank of 5 one over one windows, to the west of the bank is a single one light door surrounded by a two light sidelight. The south elevation also has a second one light door to the west of the main entrance. Because this building is less than 50 years of age it has yet to achieve historic significance and is a non-contributing resource.

The Warren H. Chivers Ski & Outdoor Education Center was dedicated on June 15, 1991 in honor of Warren H. Chivers. Before joining the Academy faculty, Warren Chivers was a member of the Olympic US Ski Team in the 1936 Olympic Games at Garmisch. Chivers joined the Academy in 1939 as a ski coach and earth science teacher where he remained until his retirement in 1976. Chivers was instrumental in building the first ski jump at VA in 1949. (Photo #22)

12. 25 House, 1986, non-contributing due to age

25 House is a symmetrical, 2 story, wood frame building located atop a hill on the western edge of campus overlooking the Lucy Athletic Field. The building has a concrete foundation and a side gabled roof sheathed with shingles. The plan of the building consists of a 2 story rectangular central block flanked by two small identical 1 story gable wings. The second floor of the central block is built as though it were a nearly full width wall dormer—essentially raising the gable roof over most—but not all—of the lower story. The two wings contain the dormitory rooms and the main block contains the two faculty apartments. Fenestration is regular and features eight over eight metal windows throughout and octagonal one-light windows. Other features include: gable door hoods and clapboard siding. Because 25 House is less than 50 years of age it has yet to achieve historic significance and is a non-contributing resource.

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25 House was constructed in 1986 to provide the Academy with additional dormitory and faculty housing. The dormitory was named in honor of Lawrence Leavitt's 25 years as headmaster of the Academy and dedicated to all who served the Academy in those years; from 1934 to 1959. (Photo #23)

13. Roux Cottage, c.1920, contributing

This 1 ½ story, three by three bay wood shingle building replaced and is reminiscent of an earlier shingle style cottage, which was destroyed by fire in 1917. The cottage is located on the western edge of campus on Sturtevant Lane between Dr. Brown House and 25 House. From Sturtevant Lane a stone path leads to a set of concrete steps leading to a set of wooden stairs, which terminate at the porch landing. The rear (west) entrance opens into a one bay garage; accessible from the paved driveway. The building consists of a square main block, which features a full width front porch, a side (south) entry porch and an attached garage on the back (west) side. The building has a brick foundation, a centered brick chimney, and a gable roof sheathed with slate shingles.

The front (east) gable façade has three-bays covered in wood shingle siding with a molded raking cornice and cornice returns and a full width open flat roofed porch. The porch is supported by slightly battered square posts on a solid shingled balustrade. Wooden steps lead to the porch, which features a small projected entrance with a screened wood door. On either side of the entrance is a two over two window with wood trim. Above the porch, on the dormered story, are two windows of the same style.

The north eave fronted elevation of the cottage has one blind bay nearest the front façade and two bays featuring two over two windows. This elevation also features a gabled wall dormer with cornice returns containing a two over two window.

The rear (west) elevation prominently features an attached single car garage with a shed roof; a small breezeway connects the garage to the cottage. This elevation of the cottage features a two over two window with wood trim on the first floor and two windows on the second floor in the gable of the same style. The rear garage opens to the north with a single overhead door.

The south elevation has three bays each with 3 two over two windows with wood trim on the first floor and a gabled wall dormer; identical to the north façade but with a small one-light awning window. At the western end of the façade there is a small entry porch across the breezeway addition. Four concrete steps lead to the porch, which features a shingled balustrade and a flat roof supported by square posts. The entrance has a twelve-light wood storm door over a glazed and paneled main door with wood trim. To the west is the rear side of the garage, which features the shed roof, clapboard siding, and a two over two window.

Roux Cottage was constructed circa 1920 to replace an earlier cottage that was built in 1899 and burned down in 1917. The original cottage was home to the first campus infirmary. Today the

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cottage serves as a residence for one faculty family. Roux Cottage is named in honor of Louis Charles Roux, the Academy's French teacher who taught from 1887 until his death in 1903. Roux was born in Marseilles, France, immigrated to Quebec and later joined the Academy in 1887. The Roux family lived in a three story home in the village affectionately referred to as La Maison Francaise. (Photo #24)

14. Dr. Josiah Brown House, 1954, contributing

This one story, wood framed building is an example of a Minimal Traditional style ranch home. The building is located on the western edge of campus between Roux Cottage and West Hill Dormitory. The building's most significant feature includes two large picture windows. The plan of the building originally consisted of a single rectangular, side gabled block fronted by a projecting gable pavilion in the center. In the 1980s, a small 2 story wing was constructed on the southern end of the building. This additional wing contains a one car garage with three dormitory rooms above. The building has a concrete foundation and a corrugated metal roof. Even with the garage/dormitory addition, Dr. Brown House still possesses the historic integrity of the simple original ranch home design to add to the historic architectural qualities for which the district is significant.

The front (east) façade features a side gable roof with a 1 story, front gable roof block pavilion which is located at the center of the facade. Five concrete steps with metal railings lead to a single metal one-light door located at the southern end of the pavilion. To the right (north) of the door is a pair of one over one windows with shutters. To the north of the pavilion there are two pairs of one over one windows with shutters. To the south of the pavilion is a large picture window featuring one over one windows on either side with shutters. To the south of this is the garage/dormitory addition, which is recessed from the façade. The garage is comprised of cinderblocks and features a single garage door. To the left (south) of the garage is a wooden staircase with wooden railings, which leads from the ground level to a concrete deck over the garage. To the right (north) of the entrance is a pair of single windows. To the south of the door is a single one over one window with shutters.

The north elevation features two single one over one windows with a vent above.

The rear (west) elevation features asymmetrical fenestration. The rear entrance is located at the center of the main block; three wooden steps lead to a single one-light wood paneled door. To the left (north) of the entrance are 4 one over one windows. To the right (south) of the entrance are 3 one light windows side by side with a shared wood frame. To the right of this is a large picture window; identical to the picture window found on the east façade except without shutters. The garage/dormitory addition features three concrete steps leading to a recessed one light wood paneled door. On either side of the entrance is a single one over one window with shutters.

The south elevation features two pairs of one over one windows with shutters.

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Dr. Josiah Brown House was named in honor of Dr. Josiah Brown. Brown was an alumnus from the class of 1900. Upon his death in January of 1954, Brown left the Academy a small fortune to be used in any way that the trustees deemed desirable. Dr. Brown House was built using this fund. The building was completed in 1954 as a single family faculty residence. Frederick Zins and his family of 5 were the first to live in the house, Zins taught and coached at VA from 1940 until 1961. In the mid-1980s the dormitory wing for six students with a garage underneath was added to the southern end of the building. Today, per its original use, the building still has a residence for a faculty family and a small dormitory for boys. (Photo #25)

15. West Hill Dormitory, 2002, non-contributing due to age

This 2 story, wood frame building was designed by the Glastonbury, CT firm SLAM Collaborative, is located on the southwestern most edge of campus off of Sturtevant Lane. The plan of the building is comprised of three large square blocks with classical massing and details connected by small wings. The main block is a Georgian plan, it is a symmetrical five by two bay, center hall, 2 story, eave fronted block with a gable roof. The main block is connected to the rear block. The rear block is a three by three bay, 2 story, eave fronted block with an eave fronted gable roof. The rear block is connected to the main block by a four by two bay wing which features a four bay one story roofed extension with classical columns. At its southern end, this wing connects to a five by three bay, 2 story, gable front, pediment roof block. A two by two bay, irregular eave fronted gable roofed wing is attached to the south of this block. The building has a concrete foundation, vinyl siding and a gable roof sheathed with standing seam. Fenestration is symmetrical featuring six-over-six replacement windows. The building has five columned porches featuring pediments and simple classical entablatures. Because West Hill Dormitory is less than 50 years of age it has yet to achieve historic significance and is a non-contributing resource.

West Hill Dormitory was constructed in 2002 to provide additional dormitory space and faculty housing. This was the first new dormitory built on campus since the construction of 25 House in 1986. West Hill contains a dormitory for 20 girls and two large faculty residences. The SLAM Collaborative of Glastonbury, CT designed the building. (Photo #26)

16. Sturtevant House, 1888, contributing

This symmetrical, 2 ½ story, three by three-bay wood frame building is an example of the Queen Anne style. It was designed and/or constructed by the firm Smith & Allen.⁹ Located on the western side of campus to the southwest of the Shepardson Center, the building's front (north) entrance opens to a walkway leading to Sturtevant Lane while the side (west) entrance opens to a driveway which is accessed via Sturtevant Lane. The building has a square plan with a wraparound porch which originally extended across both the front façade and the entire east

⁹ *The United Opinion*, "The Vermont Academy," October 12, 1888, and *Middlebury Register*, September 14, 1888.

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façade but has been shortened on the east side. The building has vinyl siding, a brick foundation, and a hipped roof with multiple large and small dormers all sheathed with slate shingles. A tall brick chimney is located on the ridge of the east dormer.

The front (north) façade has three bays and features a wraparound porch. The main entrance is situated on the porch at the center of the façade. A cement walkway leads from Sturtevant Lane to five concrete steps. The door is a single wood paneled door surrounded by a three-light transom that extends over the half-length sidelights. The porch terminates after four feet on the eastern façade. The porch features vinyl railings, fourteen square posts, lattice under the deck, and a standing seam low hipped roof with a pediment over the stairs. This façade features six-over-six replacement windows with shutters throughout. The windows on the second floor above the main entrance are the only exception; there are two, narrow, one-over-one replacement windows separated by a distance of one foot with a single shutter on the outer sides. There are three front-gabled roof dormers. The center, larger dormer features two, six-over-six replacement windows. The dormers on either side of this have a single, six-over-six replacement window.

The east elevation features a large front gabled roof dormer, a metal fire escape, and access to the front porch by way of a set of five concrete steps at the northern end of the facade. The metal fire escape descends from the dormered story to the ground level at a diagonal from north to south with two landings; one on the dormered story and one on the second floor. The first floor of the elevation has two identical single, six-over-six replacement windows located on the north and south ends of the elevation. The style and placement of these windows is repeated on the second floor. On the first floor there is also a smaller window, which is not original, located off center nearest to the southern window. The dormered story features a front gabled roof dormer with a one-over-one replacement window on the south end. There was originally an identical window at the north end of the dormer; however, this has been replaced with a wooden door which opens to the fire escape. The door features a six-light transom. There is a louvered vent in the top of the gable.

The rear (south) elevation has three bays. The windows on this elevation have been altered to allow for the addition of a staircase and dormitory-style bathrooms on the first and second floors. Originally this elevation had two bays featuring regular fenestration of six-over-six replacement windows. Today, three of the original four window openings remain. The window on the first floor at the west end has been replaced with a small, paired replacement window. A center bay of windows has also been added with irregular fenestration. The first and second floors feature one-over-one replacement windows of different dimensions. There is a metal bulkhead at the center of the elevation, which leads to a full basement. The dormers on this elevation are identical to the dormers on the front (north) façade.

The west elevation has been altered by the addition of both the side porch entrance and of the center bay windows. The side entrance has a stone porch that is located off-center towards the southern end of the elevation. The porch can be accessed from both the north and the south by concrete steps which lead to the first landing; two additional concrete steps lead to the main

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porch landing. This side door is a simple, modern, nine-light wood door with a wood frame. Four square wood posts support the gable front roof, which features wood siding and a metal roof. A lantern hangs above the door. This elevation originally featured two bays with six over six windows. In between these windows, one-over-one replacement windows have been added, one on the first and one on the second floor. These last two windows were added to accommodate a main stairwell, which leads from the first floor to the dormered story.

Sturtevant House was constructed in 1888 as the Headmaster's House; a gift of the late B.F. Sturtevant. The original use of the building was as the Headmaster's residence. Sturtevant was home to each headmaster and his family until 1934. In 1936, the Academy built a new headmaster's residence, Leavitt House, on the eastern edge of campus near Jones Hall. After 1934, Sturtevant House was converted into a dormitory with faculty housing. Today, Sturtevant houses 14 girls in the dormitory and has two faculty residences. The first floor is a large apartment, which houses a faculty family. The second and third floors contain student dormitory rooms with a small faculty apartment on the third floor. (Photos #27 and #28)

17. Leavitt House, 1936, contributing

This symmetrical, two-story, wood frame, clapboarded building is an example of the Colonial Revival style and was designed by the Boston firm Adden, Parker, Clinch and Crimp. Located at the southeastern edge of campus, the building's front (west) entrance opens to a walkway leading to Leavitt Lane, while the rear (east) entrance opens to a grassy backyard. A small addition connected to a two car garage is attached to the north side of the main block. The south elevation features a partially enclosed porch wing with partial walls and broad openings. This building is home to the Headmaster's family. The building has a concrete foundation and a side-gabled roof sheathed with slate shingles and very shallow eaves. A large brick chimney is located on the roof ridge at the south end of the central block.

The front (west) façade can be separated into four sections; the main block, the north wing, the attached garage and the south porch wing. The main block is two stories and has five bays. The main entrance is situated at the center of the façade's main block and projects out from the building approximately 5' in a classically detailed enclosed vestibule. Two granite steps lead to a single wood nine paneled door in which the top three panels are bull's-eye glass lights. This is a modern interpretation of a Georgian-Federal style ten panel door. The door also features a metal knocker and has a wood surround with flanking pilasters and an oversized keystone decoration applied over the center of the door. The rest of the projecting vestibule has a pedimented gable roof with slate shingles, a plain top frieze, flat corner boards and clapboard siding. The main block features regular fenestration with six-over-six replacement windows with wood frames and wooden shutters. To the north of the main block is the two-bay, two story north wing, which is recessed from the front façade of the main block and has slightly irregular fenestration in which the 2 first floor windows don't line up with the 2 second floor windows, This was done in order to accommodate a small projecting entrance vestibule at the far north end of the wing. This

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entrance features one granite step, and a slate covered shed roof with a 9-light, paneled door. The four windows match those on the main block and the upper ones also abut the cornice. To the north of this wing is the attached garage; a one-story, two bay block that projects forward approximately 3' from the recessed wing and has 2 six over six windows with wood shutters. The front façade of the south porch wing, attached to the southern end of the main block, is a one story, eave fronted gable roof porch. This façade of the porch features a small arched opening flanked by a larger opening on either side. The roof of the porch wing features a second story extension of the main block straddling the roof ridge. The second story extension has a three-over-three replacement window with wood shutters.

The north elevation is comprised primarily of the north wing, the attached garage, and a rear one-story addition. This gable elevation of the north wing features a single six over six window on the second floor with no shutters. The rear one-story clapboarded addition is attached to the east elevation of the garage, its north elevation has a recessed nine-light wood paneled door and a six-over-six replacement window to the left (east) of the door. The north clapboarded gable elevation of the two car garage has 2 wood paneled overhead garage doors and a lantern hung in between.

The rear (east) elevation can be separated into three sections; the main block, the north wing, and the garage/rear addition. The main block has six windows across the second floor. The first floor prominently features a three-sided bay window with a hipped roof which has a 24-light picture window flanked by six over six windows on the canted sides. To the south of the bay window are two, six-over-six replacement windows which do not line up with the second floor windows. None of the windows on this elevation have shutters. There are three identical gabled roof dormers featuring six-over-six replacement windows. The two story north wing is recessed from the rear elevation of the main block but has a one bay one-story shed roofed extension of the first floor coming out almost to the plane of the main block elevation, which may have originally been an open porch. The north wing has a side-gabled slate roof on the two story section with a standing seam metal roof on the one story extension, which continues onto the rear addition coming off the garage. The north wing has 2 six over six windows on the second floor and a single window on the left (south) end of the first floor and a bank of 3 six over six windows to the right (north). The one story rear addition on the garage has a doorway located to the left (south) and a small six over six window on the right (north). The recessed north elevation of the garage extends north beyond the rear addition and has 1 six over six window.

The south elevation of the main block is partially covered by the one story south porch wing. The south elevation of the porch wing features a gable front roof, a wide opening at the center flanked by two arched openings. The roof features a one by one bay, two-story addition, which straddles the roof ridge, attached to the main block and lines up with the east elevation of the main block. The porch wing is recessed from the front façade of the main block. To the left (west) of the porch is 1 six over six window with shutters on this first floor of the main block. The second floor has are two identical windows, the ½ story has one as well. There is a single similar window centered in the gable of the third level. To the right (east) of the porch, on the two story addition, is one window on the first floor and one on the second floor, both are of the

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same style as the windows previously mentioned.

Constructed in 1936, Leavitt House was dedicated to Mr. and Mrs. Laurence G. Leavitt on October 7, 1978. Laurence Leavitt served as headmaster from 1934 to 1959. When the Leavitt's arrived in 1934 the Academy was facing a declining enrollment. At this time, the original Headmaster's House, Sturtevant House, was converted into a dormitory. For the first two years the Leavitt's lived in Jones Hall, which at that point had been closed for five years. Leavitt House was completed in 1936; the Leavitt's were the first Headmaster's family to reside there. Today Leavitt house remains the residence of the Headmaster. The building was designed by the Boston architects Adden, Parker, Clinch and Crimp. (Photo #29)

18. Horowitz Performing Arts Center, 2006, non-contributing due to age

Designed by Michael Rosenfeld, Inc., Architects of West Acton, MA, this symmetrical, one-story brick building is an example of the Post-Modern style. Located at the eastern edge of campus, the building's front (north) entrance opens to a gravel parking lot accessible from Leavitt Lane. This steel framed building clad in brick building has a concrete foundation and a hipped roof sheathed with asphalt shingles. The building has a rectangular footprint with a slim rectangular addition centered on the eastern elevation.

The Horowitz Performing Arts Center was constructed in 2006 to provide a space for the Academy community to gather for general assemblies and the performing arts, therefore, the interior layout prominently features a large theater in addition to a main lobby and two stairwells located at the front of the building. The building's fenestration as a whole is irregular, however the fenestration on the north facade is regular with the majority of the building's windows featured on this façade, comprised of large modern multi-light window openings. This building mirrors the historic architectural qualities of the campus through its contemporary design by featuring brick corbeling and pilasters, a simple shingled hipped roof, and a simple rectangular plan. However, because Horowitz is less than 50 years of age it has yet to achieve historic significance and is a non-contributing resource.

Horowitz was constructed on the site of the former gymnasium, which was serving the Academy as the headquarters of the maintenance department when it was taken down around 2005. Horowitz was constructed to provide a space to allow for the entire Academy community to "sit together as one" and to provide a venue for students and visitors to showcase drama, music and arts to the Academy community as well as the community members from surrounding communities.¹⁰ Prior to its construction, such events were held in the second floor meeting room of Fuller Hall, which had been the community gathering space since 1888, for religious, civic and artistic events. (Photo #30)

¹⁰ *Fulfilling Our Promise: The Campaign for Vermont Academy* (November 2005)

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19. Proctor Home, 1893/c.1985, non-contributing due to alterations

This symmetrical, 1 story, wood frame vernacular building is located on the northern end of campus off of Shepard Lane. Proctor Home features a brick foundation and a side gabled roof sheathed with slate shingles. The plan of the building is rectangular. Fenestration is regular and features six-over-six replacement windows throughout. The building originally had nine bays with a covered entrance at the center of the south facade. In the 1980s five covered entrances and four dormers were added to accommodate the building's change in use from solely a health clinic to also include dormitory rooms and a faculty apartment. Although this building is 121 years old, due to the addition of the dormers and the covered entrances, it has lost its original, simple vernacular character. Proctor Home no longer possesses the historic integrity of original design to add to the historic architectural qualities for which the district is significant.

In 1893 it was felt that a separate building was needed where the sick could be taken care of in peace and quiet. Proctor Home's main purpose has always been to provide an infirmary for the Academy's sick. The building also doubled as a dormitory for boys with a faculty residence until the 1990s. In the mid-1980s Proctor Home was renovated creating a new faculty apartment and a modern health service center for outpatients. (Photo #31)

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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

RELIGION

Period of Significance

1876-1964

Significant Dates

1876

1916

1921

1924

1934

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Adden, Parker, Clinch & Crimp

Austin, Frank Lyman

Clinch, Crimp, Brown & Fisher

SLAM Collaborative

Smith, Clinton

Wentworth, William P.

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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.)

Established in 1876 as a private, coeducational, secondary academy of the Baptist denomination of Vermont, Vermont Academy retains its historic function as a private college preparatory school. The Academy is no longer affiliated with the Baptist denomination, however, having separated its connection with the church in 1934. As described in the *Educational Resources of Vermont* Multiple Property Listing (MPL), Vermont Academy is a good example of the “Academy” property type and meets the registration requirements. The Vermont Academy Campus Historic District is significant at the state level under Criterion A in the areas of Religion and Education, and under Criterion C in the area of Architecture. It meets *Criteria Consideration A: Religious Properties* due to its historic and architectural significance. The period of significance, 1876-1964, encompasses the founding of the Academy in 1876 and the construction of the most recent contributing resource, Shepardson Hall, in 1964.

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

Area of Significance: Religion

Vermont Academy is eligible under *Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history.*

It meets Criterion A at the state level of significance in the area of Religion as the first secondary academy founded by the Baptists of Vermont; a measure ignited by the 1870 National Baptist Educational Convention and adopted by most of the New England States. Vermont Academy was established in 1876 as a “first-class Literary and Scientific Institute” of the Baptist denomination in Vermont.¹¹ The discussion of founding an academy was initiated at the Vermont Baptist State Convention in Windsor on November 10, 1869. The Convention was concerned that the Baptist children of Vermont were not receiving an adequate secondary education, if any at all. At the Convention, a resolution was introduced by Reverend Hibbard:

“That the time has come when the Baptists of Vermont should awake to an increased interest on the subject of general education, and should express that interest by taking immediate steps to secure the establishment and adequate endowment of a first-class Literary and Scientific Institute for the education of our youth of both sexes.”¹²

¹¹ *Vermont Academy Record*. Burlington, VT: Free Press Steam Book and Job Printing, 1874 (12)

¹² *Vermont Academy Record*. Burlington, VT: Free Press Steam Book and Job Printing, 1874

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A Committee was charged by the Convention to investigate the proposal. The following year, in 1870, The National Baptist Educational Convention was held in Brooklyn, New York. The main objective of the Convention was:

“The uplifting of the whole denominational community to a higher plane of thought and action in education work; and, in furtherance of this end, it was recommended that at least one first-class academy should be established in each state, and that \$50,000 or \$100,000 should be regarded as a necessity for its establishment.”¹³

Following the National Convention each New England state, except Rhode Island, established a secondary Baptist academy. The Committee previously charged in Vermont with this endeavor revealed that: “only one-third of our youth are receiving any academic education and only one-twentieth of them are being educated by Baptists.”¹⁴ These troubling statistics led the Committee to recommend that the State Convention choose a Board of Trustees to establish a first class Baptist academy in the State, as recommended by the National Baptist Educational Convention. In November of 1872, the General Assembly of the State of Vermont passed an act to incorporate the Trustees of Vermont Academy. Their goal was to provide a secondary Baptist education to the Baptist children of Vermont. The Academy’s original mission for their students was: “to train them in the care of their health, in attention to their physical development, for which both military drill and the gymnasium are provided; in the refinements and courtesies of social intercourse, and in a thoughtful consideration for the rights of others.”¹⁵ As a Baptist institution, the Academy placed an emphasis on the daily religious practice of its students, as described in Horace Willard’s “Vermont Academy: It’s Work and Claims,” written in 1886. Willard describes the Academy’s religious practices: “There is, in the first place, the daily assembly for morning prayer. On the Sabbath, all are required to attend the morning service at one of the churches. In the afternoon the students gather with the teachers for an hour’s study of the lesson in the International Series. On Wednesday evening comes the regular evening meeting for prayer... weekly bible class Tuesday mornings.”¹⁶

The Academy retained its Baptist affiliation for 58 years; from 1876 until 1934. Since then, it has operated as a non-denominational private academy.

Area of Significance: Education

Vermont Academy meets Criterion A at the state level of significance in the area of Education as an educational institution. As explained in the *Educational Resources of Vermont MPL*, the constitution of what was to become the State of Vermont, written in 1777, was the first in the

¹³ Willard, Horace M. *Vermont Academy: It's Work and Claims. An Address Before the Vermont Baptist State Convention, Saxtons River, Vermont, September 22, 1886.* Bellows Falls, VT: Times Book and Job Press, 1886

¹⁴ Willard

¹⁵ Willard, Horace M. "Vermont Academy: It's Work and Claims. An Address Before the Vermont Baptist State Convention, Saxtons River, Vermont, September 22, 1886." Bellows Falls, VT: Times Book and Job Press, 1886 (12)

¹⁶ Willard (14)

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United States that included a provision detailing educational structure. This constitution included provisions for at least one school in each town “for the convenient instruction of youth, with such salaries to the masters, paid by each town,”¹⁷ at least one grammar school in each county, and one university in the state. In the State of Vermont secondary education was not common for most children until the twentieth century; by 1860 only eleven towns in the State had a public high school.¹⁸ It wasn’t until 1906 that the state required all towns with a population of 2,500 or more to maintain a public high school. Therefore, Academies provided Vermont children with one of the only opportunities for a secondary education during the period 1780 to 1906. For nearly a century and a half Vermont Academy has filled this need, and continues to provide a secondary education to its students; preparing them for college, professional employment, and life.

Saxtons River was chosen as the desired location for the Academy due to the efforts of several prominent citizens of the village. The young Reverend William N. Wilbur, of Saxtons River, was essential to this endeavor. Wilbur was able to persuade local mill owners John Farnsworth and Theophilus Holt to contribute a considerable sum of \$15,000 each along with the generous contribution of Charles Jones. Jones had already long desired to bestow a substantial sum to his native village, Saxtons River, for the purpose of establishing an Academy. Upon learning about the efforts of the Vermont State Baptist Convention, Wilbur and his associates agreed to transfer their contributions to the Vermont Baptists, provided that the Board of Trustees would accept the trust and locate the proposed Academy in the Village of Saxtons River. The Board of Trustees accepted their proposal on August 28, 1873.

Also key to the early success of Vermont Academy were two prominent businessmen from the nearby Town of Brattleboro: Jacob Estey (1814-1890) and Levi K. Fuller (1841-1896). Estey founded the Estey Organ Company in Brattleboro in 1852, and went on to build it into the largest manufacturer of reed organs in the United States. Fuller, who was Estey’s employee and son-in-law, was prominent in state politics, serving as State Senator from Windham County (1880); Lieutenant Governor (1886); and finally as Governor from 1892-94. Fuller was a long-time member of the Vermont Academy Board of Trustees, and donated the funds for the construction of Fuller Hall.

In September of 1876, the centennial year of American independence, Vermont Academy opened its doors to its very first class of students. The Academy began with an endowment of \$100,000 raised by the large donations previously mentioned along with the combined contributions of Baptists throughout the State of Vermont. By 1876, land had been purchased and one building, Jones Hall, was nearly completed. The first year there were 15 students, mainly from the Village of Saxtons River. After just one decade, enrollment had increased substantially to 184 students by 1886.

¹⁷ Vermont Division for Historic Preservation. *Educational Resources of Vermont Multiple Property Listing*. Montpelier, VT, 1993 (1)

¹⁸ Vermont Division for Historic Preservation, 4

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Since its establishment, Vermont Academy has suffered periods of low enrollment; after 40 years of educating students the Academy was forced to close its doors during the period 1916-1921. The Academy reopened in 1921 with 86% of the students coming from Vermont. This was problematic as Vermont students paid a substantially reduced tuition, which again led to a very unbalanced budget. In hopes of boosting enrollment, the Academy switched from coeducation to an all-boys school at the request of the Vermont State Baptist Convention. The Academy also limited Academic scholarships. The Depression brought enrollment down once more. "At this time the Trustees were divided as to whether the Academy should retain its strong Baptist affiliation or move in the direction of a traditional all-male college preparatory school with a more secular orientation."¹⁹ The era of the Depression left the Academy with little choice but to, in 1931, reinvent as a traditional all-male preparatory school in keeping with the existing New England Boarding Schools. In 1934, Lawrence Leavitt became Headmaster; the following 25 years that Leavitt led the school were prosperous and marked by fiscal health. Girls were once again accepted beginning in 1975 as day students only, until 1981 when they were again allowed to board. Today the Academy remains a private coeducational college preparatory academy with a healthy enrollment.

Area of Significance: Architecture

Vermont Academy is eligible under *Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

Vermont Academy meets Criterion C at the state level of significance in the area of Architecture. The contributing buildings of the Vermont Academy Campus Historic District embody distinctive characteristics of the institutional application of the Italianate, Romanesque, Queen Anne, Colonial Revival, Craftsman, Ranch Style and Mid-20th Century Modern styles. As noted in the *Educational Resources of Vermont MPL*, many 19th century private academies were built on prominent sites, facing a green. Vermont Academy is no different, occupying a prominent site on the bluff overlooking the Village of Saxtons River. Since its founding, Vermont Academy has hired well-known firms to design and build the campus buildings. This collection of buildings, spanning numerous decades and architectural styles, reads as a cohesive grouping that manifests the evolution and growth of Vermont Academy since its founding in 1876.

The firm Smith & Allen of Middlebury, VT, designed and/or built several buildings on the campus. Because this firm worked both as contractor and designer, it not known exactly which role they served at Vermont Academy. Jones Hall (1876), Fuller Hall (1888) and Sturtevant House (1888) are all attributed to Smith & Allen. Although Sturtevant House is clad with vinyl siding, historic photographs show ornamental half-timbering in the gable peaks of the roof dormers, characteristic of Clinton Smith's work during this period. Smith (1846-1905) had a long and successful career designing and building residential, commercial, religious, civic and institutional buildings throughout the state. Two years prior to their work at Vermont Academy,

¹⁹ *A History of Survival and Success*. Saxtons River, VT: Vermont Academy, 1989

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Smith & Allen constructed the Rockingham Town Hall (1886) based on plans developed by architect George G. Adams, of Lawrence, MA. At the same time that Smith & Allen were designing buildings for Vermont Academy, they were also working on a new structure for Black River Academy in Ludlow, VT, a private, primary school founded by the Baptist denomination in 1835.

The most architecturally distinct building on the campus is Wilbur Hall (1892), built as a library and now used as the Admissions Office. Architect William P. Wentworth designed the building and, like Smith & Allen, had previous experience working in the Rockingham area. He was born in Bellows Falls in 1839, and studied architecture in New York City before establishing his practice in Boston. From 1862-67 Wentworth served as supervising architect during the construction of Immanuel Episcopal Church in Bellows Falls, which was designed by Richard Upjohn. In 1890, at the same time he was designing Wilbur Hall, Wentworth was also completing plans for the Parish Hall at Immanuel Episcopal Church. As Wilbur Hall neared completion in November 1892, the *Vermont Phoenix* was effusive in its praise of the building:

The new library building is a gem. We know of no better way to characterize it than as a happy thought in architecture. In style it is entirely different from the other buildings, and as one comes suddenly upon it in its position nearly in the rear of Fuller hall and the girls' dormitory building, it seems to give a new atmosphere and seeming to the entire campus. In its general effect and treatment the little building is Richardsonian. The material is field cobbles, taken from the farm pasture, the sizes being assorted to their various places and uses, and the century-old lichens, with which they were covered as they lay in the old stone walls, being retained as far as possible. The roof swells and curves in graceful lines over the large windows on either side of the reading loom, the comers are buttressed in easy lines, and the effect as a whole is picturesque and pleasing to an unusual degree. The interior finish is of Southern pine, with a general treatment which will give combined lightness and gracefulness of effect. In front, as one enters, is the reading room with the alcoves for books beyond. The inside work is nearing completion and the building will be occupied early in the winter.

According to a letter from Charles A. Reese, Vermont Academy Secretary, and Levi K. Fuller, Vermont Academy Trustee, it was Fuller's idea to use stone on the outside of the building:

"Your idea about the foundation and cobblestone outside is what I would like though I had not any specific details in view. But once, only a few years ago, no one would have thought of using such material in a building. The old idea was that every thing [sic] must be square, smooth, painted, or grained, etc."²⁰

²⁰ Charles A. Reese, letter to Levi K. Fuller, April 30, 1890. Levi K. Fuller Collection, Special Collections, University of Vermont Library.

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In the early 1920s two new structures were built on the campus, both designed by architect Frank Lyman Austin of Burlington. Like Clinton Smith before him, Austin was well-known throughout the state for designing residential, commercial, religious, civic and institutional buildings.

Alumni Hall (1921-24) was built to replace Farnsworth Hall, which burned down in 1910. The Boiler House (1892/c. 1921) was an addition to the original heat plant for the campus, necessitated by the growing number of buildings at the Academy. Austin was well versed in institutional design, and was working on buildings for the Kurn Hattin School in Westminster, VT, and the State Reform School in Vergennes, VT, at the same time that he was designing these structures for Vermont Academy.

Dr. Brown House (#14), built in 1954, is an example of the Minimal Traditional Style Ranch Home featuring a single story, a side gable roof and a large picture window. Dr. Brown House was constructed to house a single faculty family. Davis House (#7), Alumni Hall (#3) and Leavitt House (#17), built in 1891, 1924 and 1936, respectively, examples of the Colonial Revival style. Davis House was built as a storage facility for the kitchen (in Proctor Hall), Alumni Hall was built to replace Farnsworth Hall, providing additional dormitory and faculty apartments, and Leavitt House as built to replace Sturtevant House as the Headmaster's residence. Built in 1964, Shepardson Center (#4) is the only contributing example of the Mid-20th Century Modern style in the district. This building features overhanging eaves with exposed roof beams and a combination of wood and brick wall cladding. Shepardson Center was constructed to replace Proctor Hall as the Academy's dining hall and kitchen. Despite the contrasting architectural style, Shepardson Hall fits in with the surrounding structures and anchors the southwest corner of the campus.

Criteria Consideration A: Religious Properties

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

Because Vermont Academy was founded and built by the Baptist denomination, it must meet *Criteria Consideration A: Religious Properties*. The Vermont Academy Campus Historic District is being nominated for its Religious, Educational and Architectural significance, and not for the merits of the Baptist religion itself. As such, it meets Criteria Consideration A.

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Vermont Academy Campus Historic District
Name of Property

Windham, VT
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Vermont Academy Campus Historic District
Name of Property

Windham, VT
County and State

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Vermont Academy Campus Historic District
Name of Property

Windham, VT
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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 # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Vermont Academy

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 49

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

- 1. Latitude: 43.144687 Longitude: -72.511656
- 2. Latitude: 43.144139 Longitude: -72.507472

Vermont Academy Campus Historic District
Name of Property

Windham, VT
County and State

3. Latitude: 43.141383 Longitude: -72.506935

4. Latitude: 43.140783 Longitude: -72.511388

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The boundary of the Vermont Academy Campus Historic District is shown as the dashed line on the accompanying map entitled "Vermont Academy Campus Historic District."

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the academic buildings and dormitories that have historically been part of Vermont Academy and that retain historic integrity. The boundary also includes modern athletic and arts facilities that are less than 50 years old, but have been included because they are an integral part of campus life and may one day possess the historic integrity to add to the historic qualities for which the district is significant.

Vermont Academy Campus Historic District
Name of Property

Windham, VT
County and State

11. Form Prepared By

name/title: Christy Hotaling/ Lyssa Papazian
organization: Town of Rockingham/ Rockingham Historical Commission
street & number: 7 The Square
city or town: Rockingham state: VT zip code: 05101
e-mail: clg@rockbf.org
telephone: (802) 463-3456 ext.112
date: September 1, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

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

Photo Log

Name of Property: Vermont Academy Campus Historic District

City or Vicinity: Saxtons River

Vermont Academy Campus Historic District
Name of Property

Windham, VT
County and State

County: Windham

State: VT

Photographer: Christy Hotaling

Date Photographed: 6/11/14, 8/20/14 and 11/5/14

Number of Photographs: 31

Photo #1 of 31: Jones Hall. North façade, camera facing south.

Photo #2 of 31: Jones Hall. West elevation, camera facing east.

Photo #3 of 31: Jones Hall. South elevation, camera facing north.

Photo #4 of 31: Fuller Hall. North façade, camera facing southeast.

Photo #5 of 31: Fuller Hall. West elevation, camera facing east.

Photo #6 of 31: Fuller Hall. South elevation, camera facing north.

Photo #7 of 31: Fuller Hall. Interior of stained glass window of east elevation, camera facing east.

Photo #8 of 31: Fuller Hall. Interior stained glass window of west elevation, camera facing west.

Photo #9 of 31: Alumni Hall. North façade, camera facing south.

Photo #10 of 31: Alumni Hall. East elevation, camera facing west.

Photo #11 of 31: Alumni Hall. West elevation (left) and south elevation (right), camera facing northeast.

Photo #12 of 31: Shepardson Center. North facade, camera facing southeast.

Photo #13 of 31: Shepardson Center. Interior of central block, camera facing south.

Photo #14 of 31: Wilbur Hall. West elevation (left) and south façade (right), camera facing northeast.

Photo #15 of 31: Wilbur Hall. Arched window on east elevation, camera facing west.

Vermont Academy Campus Historic District
Name of Property

Windham, VT
County and State

Photo #16 of 31: Proctor Hall. South façade, camera facing north.

Photo #17 of 31: Proctor Hall. East elevation (left) and north elevation (right), camera facing southwest.

Photo #18 of 31: Davis House. West façade (left) and south elevation (right), camera facing east.

Photo #19 of 31: Boiler House. West facade (left) and south elevation (right), camera facing northeast.

Photo #20 of 31: Williams Gymnasium. West elevation (left) and south façade (right), camera facing northeast.

Photo #21 of 31: M. Choukas Ice Rink. West addition (left) and west rink elevation (right), camera facing northeast.

Photo #22 of 31: W.H. Chivers Center. South elevation (left) and east façade (right), camera facing northwest.

Photo #23 of 31: 25 House. East façade, camera facing northwest.

Photo #24 of 31: Roux Cottage. South elevation (left) and east façade (right), camera facing west.

Photo #25 of 31: Dr. Brown House. East façade, camera facing west.

Photo #26 of 31: West Hill. East façade, camera facing northwest.

Photo #27 of 31: Sturtevant House. East elevation (left) and north façade (right), camera facing west.

Photo #28 of 31: Sturtevant House. West porch, camera facing east.

Photo #29 of 31: Leavitt House. West façade, camera facing east.

Photo #30 of 31: Horowitz Center. North façade (left) and west elevation (right), camera facing southeast.

Photo #31 of 31: Proctor Home. South façade, camera facing north.

Vermont Academy Campus Historic District
Name of Property

Windham, VT
County and State

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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

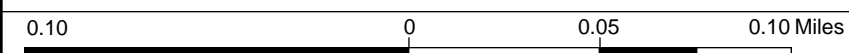


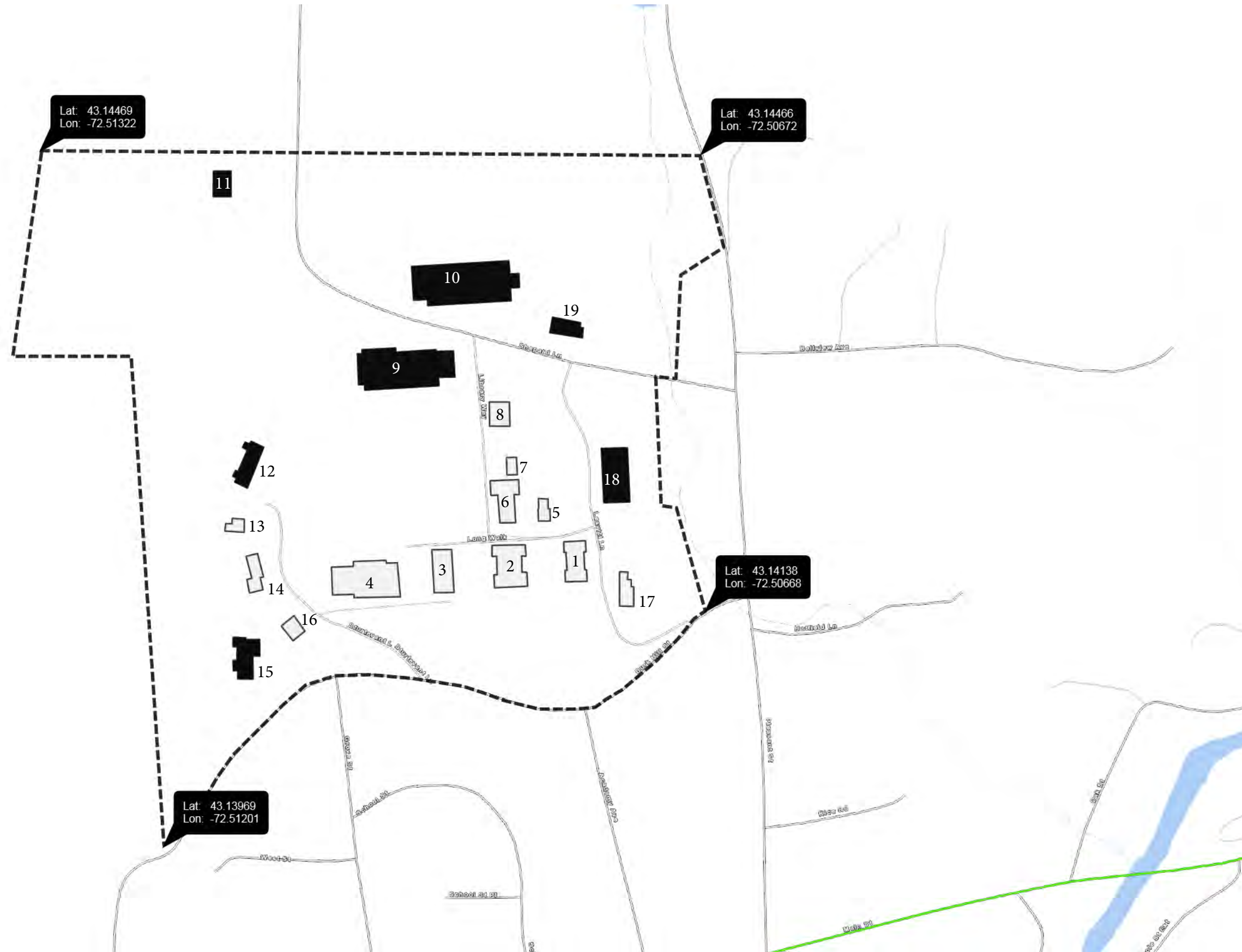
LEGEND	
	Airports
	Rail Lines
	Town Boundaries
	County Boundaries
	Buildings
	Village Boundaries

--- = Historic District Boundary

- 1. Lat: 43.144687
Long: -72.511656
- 2. Lat: 43.144139
Long: -72.507472
- 3. Lat: 43.141383
Long: -72.506935
- 4. Lat: 43.140783
Long: -72.511388

1:3,160
May 14, 2015



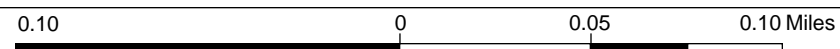


LEGEND

- Airports
- Rail Lines
- Town Boundaries
- County Boundaries
- Buildings
- Village Boundaries
- VT State Boundary

= Contributing Resource

= Non-Contributing Resource



















WHEREFORE SHALL WE NOT
HONOUR THEM WHO
DIED FOR US IN THE
LIBERTY AND PEACE OF THE
WORLD

IN MEMORY OF THOSE WHO FOUGHT FOR
LIBERTY AND PEACE IN THE WORLD WAR

AND WHAT IS THE WORLD OF
THE NAME OF THE
TO ALL THE PEOPLE OF THE
WORLD

















LECTOR HALL
1876





DAVIS
HOUSE





The image shows the exterior of a building with a stone-textured wall on the left and a wood-paneled wall on the right. A sign on the stone wall reads "MICHAEL CHOUKAS SKATING RINK". There is a red door and a window on the stone wall, and a set of stairs with a metal railing on the wood-paneled side. The sky is clear and blue.

MICHAEL CHOUKAS
SKATING RINK



VERMONT ACADEMY VERMONT ACADEMY VERMONT ACADEMY VERMONT ACADEMY VERMONT ACADEMY VERMONT ACADEMY
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BANKRUPT
FIELD







BOROWITZ PERFORMING ARTS HALL



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Vermont Academy Campus Historic District

MULTIPLE NAME: Educational Resources of Vermont MPS

STATE & COUNTY: VERMONT, Windham

DATE RECEIVED: 5/29/15 DATE OF PENDING LIST: 7/01/15
DATE OF 16TH DAY: 7/16/15 DATE OF 45TH DAY: 7/14/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000423

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7.14.2015 DATE

ABSTRACT/SUMMARY COMMENTS:

meets requirements of MP?

RECOM./CRITERIA Accept Ade

REVIEWER Jim Golden DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N see attached

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501
www.HistoricVermont.org

[phone] 802-828-3211
[division fax] 802-828-3206

*Agency of Commerce and
Community Development*

RECEIVED 2280

MAY 29 2015

**Nat. Register of Historic Places
National Park Service**

May 13, 2015

J. Paul Loether
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th floor
Washington, DC 20005

Re: Nomination to the National Register of Historic Places for Property in Vermont

Dear Mr. Loether:

The enclosed disks contain a true and correct copy of the nomination for the Vermont Academy Historic District located at 10 Long Walk in Rockingham, VT, to the National Register of Historic Places.

Notification

The property owner(s), Chief Elected Official and Regional Planning Commission were notified of the proposed nomination on September 15, 2015.

- No objections to the nomination were submitted to the Division during the public comment period.
- An objection to the nomination was submitted to the Division during the public comment period. A copy of the objection is included on Disk 1.
- A letter of support for the nomination was submitted to the Division during the public comment period. A copy of the letter is included on Disk 1.

Certified Local Government

- The property being nominated is not located in a CLG community.
- The property being nominated is located in a CLG community, and the local commission has reviewed and approved the nomination.



Rehabilitation Investment Tax Credits

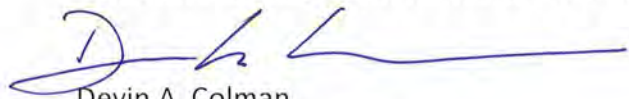
- This property is not utilizing the Rehabilitation Investment Tax Credits.
- This property being rehabilitated using the Rehabilitation Investment Tax Credits. A copy of the *Part I – Evaluation of Significance* form is included on Disk 1.

State Review Board

The Vermont Advisory Council on Historic Preservation reviewed the draft nomination materials at its meeting on October 15, 2014. The Council voted that the property meets the National Register Criteria for Evaluation under Criteria A and C, as well as Criteria Consideration A, and recommends that the State Historic Preservation Officer approve the nomination.

If you have any questions concerning this nomination, please do not hesitate to contact me at (802) 828-3043 or devin.colman@state.vt.us.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION



Devin A. Colman
State Architectural Historian