

NPS Form 10-900
(Rev. Aug. 2002)

OMB No. 1024-0018
(Expires Jan. 2005)

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Ruggles, Lucy, House

other names/site number _____

=====

2. Location

=====

street & number 262 S. Prospect Street not for publication N/A

city or town Burlington

vicinity N/A

state Vermont code VT county Chittenden code 007

zip code 05401

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3. State/Federal Agency Certification

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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 _____ nationally x statewide x locally. (____ See continuation sheet for additional comments.)

Suzanne C. Jamelle, National Register Specialist 11-2-05
Signature of certifying official Date

Vermont State Historic Preservation Office
State or Federal Agency or Tribal government

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

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4. National Park Service Certification
=====

I, hereby certify that this property is:

entered in the National Register
_____ See continuation sheet.

determined eligible for the National Register

_____ See continuation sheet.
 determined not eligible for the National Register

removed from the National Register

_____ other (explain): _____

Edson Beall 12.16.05

Bar
Signature of Keeper of Action Date

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)

- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u> 2 </u>	<u> 0 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 0 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 2 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register 0

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

 N/A

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: <u> DOMESTIC </u>	Sub: <u> Single Dwelling </u>
<u> DOMESTIC </u>	<u> Multiple Dwelling </u>
<u> HEALTHCARE </u>	<u> Sanitarium </u>

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Multiple Dwelling

=====
7. Description
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Architectural Classification (Enter categories from instructions)

 Italianate

Materials (Enter categories from instructions)

foundation STONE
roof SYNTHETIC:
 METAL: Steel
walls BRICK
 WOOD: Weatherboard
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
SOCIAL HISTORY

Period of Significance 1857--1954

Significant Dates 1857
1927
1930

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References
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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
[X] preliminary determination of individual listing (36 CFR 67) has been requested.

- ___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey #
___ recorded by Historic American Engineering Record #

- Primary Location of Additional Data
[X] State Historic Preservation Office
___ Other State agency
___ Federal agency
[X] Local government
[X] University
[X] Other

Name of repository: University of Vermont, Vermont History Center, City Clerk, Burlington, Vermont

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10. Geographical Data
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Acreage of Property ~1.0 Acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>643152</u>	<u>4925987</u>	3	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>

 See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

11. Form Prepared By

name/title Tiffany Mitzman

organization Liz Pritchett Associates date May 12, 2005

street & number 56 East State Street

telephone 802.229.1035

city or town Montpelier state VT zip code 05602

=====

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Ruggles House Limited Partnership

street & number 308 Pine Street
telephone 802.863.1173

city or town Burlington state VT zip code 05401

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 1

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

Narrative Description

The Lucy Ruggles House, located at 262 South Prospect Street, is a large, brick, Italianate building set back from the street on a ample lot in a residential neighborhood near the University of Vermont in Burlington, Vermont. The main block of the building is a two and one-half-story, three-by-two bay, gable roofed, eaves front structure that dates to 1857, with an attached three and one-half-story, two-by-one bay, bellcast Mansard roofed tower that was built concurrently, or shortly thereafter. There is a three-story, center ell, the lower two floors of which are historic and may date from as early as the 1820s. The third story of this center ell is new construction. Attached to this center ell is a newly constructed two-story, four-by-two bay rear (east) ell addition, and a three-story, two-by-one bay wing on the north side. Overall, the building is Italianate in style, with square massing on the main block, and attached tower. Paired brackets are seen at the cornice line, and windows have brick splayed lintels representative of the early Italianate style. A detached garage, built circa 1940, is located northeast of the main building. Renovations occurred in 2002 as part of a Rehabilitation Investment Tax Credit (RITC) project. The Ruggles House retains integrity of location, setting, design, materials, workmanship, feeling, and association.

The Ruggles House occupies a one-acre lot. Its large front lawn is bisected by a concrete walk that extends from the city sidewalk along South Prospect Street to the front (west) entrance of the building. There is a small parking area on the south side of the building, accessed from the south side of Robinson Parkway, a circular street that runs through the residential area behind the property. From the parking area, a semi-circular driveway continues past the front entrance to the north, connecting to the north side of Robinson Parkway. An additional drive and loading area on the north side near the newly constructed wing also services the small detached garage.

The historic exterior of the Ruggles House is primarily common bond pattern brick on a fieldstone foundation. There is a wooden string course above the second floor level on the main block, and above the third floor level on the tower. Italianate style paired brackets are found along the cornice of the main block and tower. The roofing material is synthetic shingle, except for the front and south side porch of the main block, which have a rubber membrane roof, and the new, enclosed south facade porch on the center ell which has a standing seam metal roof. There are three interior chimneys, one on the south end of the main block, and two in the tower, one on the south side and one on the east. Areas of new construction are clearly differentiated from the historic structure, clad in painted weatherboard with one-over-one windows and flat stock window surrounds.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 2

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

Main Block

West Façade

The primary, western façade has a broad, gabled wall dormer, and a full width front verandah. The shallow, concave sloped porch roof has exposed rafters and a matchboard soffitt. The highly decorative porch suggests the Egyptian revival style, featuring paired posts that have a lotiform profile, which support elongated brackets ending in a pendant drop. A carved neck detail marks the top of the posts and base of the brackets. The porch has a concrete deck that is incised to look like tile. While residents currently use the south side enclosed porch entrance at the center ell for access, the main South Prospect Street door is still in place. Each section of the double front door has a single beveled glass pane over six smaller, wood, raised panels. The top and bottom of each door is embellished with a large elaborate metal strap hinge. Paired, six pane French doors flanking the front entrance with upper two pane transoms have flat stock surrounds. Attached to the exterior are eight-pane divided light storm windows. Second story windows on the main façade are two-over-two double hung sash, with wood sills, and splayed brick lintels. The second level also has a center Palladian style window over the main door with an arched, seven-pane center window flanked by narrow, arched, two-pane side lights. The third story main block window, located in the wall dormer, is an arched French door, now sealed, with flanking two-over-two side lights. Originally there was a small balcony extending from this location as evidenced by photos taken in the 1930s, as well as the interruption of the wooden string course at this position. There are two small clapboarded gabled dormers on either side of the wall dormer with two-pane arched windows. One of the building's three chimneys is located on the southern end of the main block and has a simple, slightly enlarged, corbelled brick cap.

South Façade

The main block front porch wraps around the southerly, gable end façade, and has the same elements and materials. A trapezoidal bay window exists on the first floor, and has four sets of paired French doors, comprised of six-pane doors with upper two-pane transoms and flat stock surrounds. Attached to the exterior are eight-pane divided light storm windows. The second level of the main block has two-over-two windows with wood sills and splayed brick lintels. Two small, six-pane arched windows are located in the gable above the wooden string course.

North Façade

The north façade of the main block is mostly obscured by the attached tower block. The tower is recessed slightly from the front of the main block, however, leaving room for a single bay on each of the main block levels. Two-over-two windows with splayed brick lintels are found on the two lower floors, and a smaller, one-over-one window is located in the gable end of the third

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 3

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

floor. The wooden string course continues from the southern façade of the main block, just above the second level windows, and paired brackets are found along the eaves.

East Façade

The east façade of the main block is mostly obscured by the attached center ell. The ell is recessed slightly from the west facade of the main block, however, leaving room for a single bay on each of the main block levels. The first level has a French door similar to the west façade doors. The second level has one two-over-two windows with splayed brick lintel, and an additional small, fixed, four pane window to the right of the main window. Paired brackets are found along the eaves at the upper level, and the wooden string course continues from the west façade just above the second level.

Tower Block

West Facade

The three and one-half-story tower is connected to the north side of the main block, and is set back slightly from the front elevation of the main block. The front porch of the main block extends to the west façade of the tower, and has the same elements and materials. Paired French doors along the first level have flat stock surrounds, and are six-pane doors with upper two pane transoms. Attached to the exterior are eight-pane divided light storm windows. The second and third story of the tower have regularly spaced two-over-two double hung sash windows with wood sills and splayed brick lintels. There is an additional small, single-pane window located on the far right (south) side of the second level. The tower also has one dormer centered on the western façade with an arched, four pane window, clapboard siding, and pinched gable.

North Facade

The north facade of the tower has a two-story trapezoidal bay window, with two-over-two windows on each face, wood recessed spandrel panels below the windows, and paired brackets below the molded cornice trim on each level. Above this bay in the third-story is a three part window that has a two-over-two, double hung sash, central window flanked by narrow, one-over-one sidelights. A dormer window projects from the roofline, and is the same as the west facing dormer on the tower.

East Façade

The east façade of the tower includes regularly spaced two-over-two windows on all three levels. The windows have wood sills, and splayed brick lintels. Two dormers, similar to the others on the tower, project from the roofline. A chimney rises between the dormer windows, and has a flared base that tapers to a simple stepped cap.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 4

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

South Facade

The south façade is mostly connected to the main block, except for the third floor which rises above the main block roofline. One dormer, similar to the others on the tower, projects from the tower roofline. A chimney rises to the west of the dormer window, and is identical to the chimney on the east facade, with a flared base that tapers to a simple stepped cap.

Central Ell

South Facade

The center ell of the Ruggles House consists of the historic brick structure on the first two levels, and a newly constructed third floor. A new porch runs almost the full length of the ell on the first level. It is enclosed in the center section and has a standing-seam metal roof with a small gable peak over the entrance bay. There are two metal replacement doors on the south façade, one on the north side of the enclosed porch, and one at the far easterly end of the ell. Inside the west end open area of the porch are two sets of French doors, with two six-pane doors and an upper two pane transom, and eight-pane attached exterior storms. There is one six-over-six window located on the first level, in what is now the enclosed portion of the porch. The enclosed porch also has a bank of four full height one-over-one windows with flat stock surrounds. The second level of the center ell has four evenly spaced six-over-six windows with wood sills and splayed brick lintels. The third level of the ell is newly constructed and contains one-over-one windows with flat stock surrounds, clapboard siding, and corner board trim.

North Facade

The north side of the center ell consists of the historic brick structure on the first two levels, and a newly constructed third floor, with clapboard siding. The newly constructed ell attaches to the east end of this facade. The north facade of the center ell has six-over-six windows on each of the two first levels, with wood sills and splayed brick lintels, and one-over-one windows in the newly constructed third level with flat stock surrounds.

Rear Ell and Wing

The newly constructed additions to the center ell consist of a two-story, five-by-two bay rear ell to the east, and a three-story, two-by-one bay wing to the north. All of the new construction has one-over-one windows with flat stock surrounds. The north wing has an entrance on the north end with a glass door and a small one-story, one bay entrance porch with a gable roof. The rear ell and wing have painted clapboard siding, flat stock wood trim and corner boards, and synthetic shingle roofing.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

Interior

The interior of the Ruggles House consists of two distinct areas, the common rooms and the individual apartments. Most of the historic interior features are found in the common areas, although some can still be found in the apartments. The common rooms are located on the first floor, with apartments on the second and third floors. While residents use a side door in the south enclosed porch for entry, the main door off South Prospect Street was the traditional entrance to the building. This door opens to the main hall of the Ruggles House, which is dominated by a large, ornate fireplace with a brick surround covered in fired decorative tiles. The wall plane around the fireplace has ornately carved wooden medallions, and the mantle is supported by equally ornate carved figures. Raised panel wainscoting runs around the perimeter of the room, and the molded, interior window surrounds continue the theme of heavy wooden ornamentation. The coffered ceiling in this room is defined by wooden beams with raised medallions surrounding recessed fields of decorative matchboard paneling. A large staircase rises along the east wall. The staircase has square carved newel posts with carved sunburst medallions, and the baluster has turned posts supporting wooden medallioned panels. All of the woodwork in this main room is ornately detailed in the Eastlake style, and it is likely that this area was refurbished by Mial Davis, a wealthy lumber baron, who purchased the Ruggles house in 1868. The many varieties of wood, and the ornate carving and detail, would have been readily accessible to Mr. Davis as a result of his business ventures, and are clearly not in keeping with the Italianate style that adorns the exterior of the structure.

Two parlors open off the main room, one to the north and one to the south. The northern parlor, located in the first level of the tower, has raised panel wainscoting and molded window surrounds. A bay window is located in the north-facing wall, and has raised spandrel panels under the window openings. The fireplace has a carved wooden mantle and surround, with tile inlay floor.

The southern parlor has two large doors with carved molding and paired etched glass panels that open off the main room. The wooden floor has an ornately inlaid diamond pattern, with a geometric border. French doors in the south facing bay are now sealed, but once opened to the side porch.

The rooms located in the older, Greek Revival center ell of the Ruggles House, constructed as early as the 1820's, have less ornamentation than the front rooms, but still have some distinguishing features. The dining room includes a fireplace with marble surround. The room now used as the entry room off the enclosed side porch also has a fireplace, this one with a simple brick and wood surround and side cabinet doors that house the brick baking ovens.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

The remainder of the first floor interior includes the new construction areas that house the kitchen, elevators, and mechanical areas of the building.

The second and third floors of the Ruggles house are divided into studio style apartments. The typical layout of these rooms includes a handicap accessible bathroom, living/bedroom area, and small kitchenette. Some rooms located in the historic areas of the building still retain their plaster ceiling medallions, and one room has a sealed fireplace with marble surround.

Garage

A detached, wood frame, two-bay garage is located at the northeast corner of the property. The one and one-half-story structure, built between 1938 and 1942, has a gambrel style roof with flared eaves, and is currently used for storage. The west facing, gambrel end facade has two, six-by-four paneled overhead garage doors, the second row being glass panels. A six-pane, fixed window is located above the garage doors in the gambrel peak. The south facade has one six-pane window, and a six panel wooden door, located at the eastern end. The east facade has one six pane window in the gambrel peak, and the north facade has two centrally located six pane windows. All of the window and door surrounds are simple flat stock. Other features of the garage include clapboard siding, asphalt shingle roofing, a concrete foundation, and exposed rafter tails at the roof eaves.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 1

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

Significance

The Lucy Ruggles House has a long history as a single- and multi-family residence in Burlington, Vermont. From its humble beginnings as the home of a Revolutionary War Veteran, the Ruggles House grew to become the home of some of the most illustrious people in Burlington's history. Eventually becoming the home for retired teachers and the elderly, the Ruggles house still retains the grandeur of its days as a private estate. The Ruggles House is eligible for listing on the National Register of Historic Places for its association with the development of healthcare housing, teacher's housing, and elder housing in Burlington (Criterion A), and its architectural significance as an early example of the Italianate style in Vermont (Criterion C).

The town of Burlington was chartered in June 1763, although major development didn't begin to occur until the 1780s. Located on the banks of a semicircular cove on Lake Champlain, Burlington quickly became a thriving port for items transferring between Canada and New York. Lumber became one of the fastest growing commodities due to the abundant forests of Northern Vermont and Canada. By the 1830s, commercial activity had grown in the town, centered both at the port and along Church Street. Housing radiated from this central location, eventually moving up the hillside away from the port.

The history of the Ruggles House dates back to the 1820s. Jesse Hollister, a Revolutionary War veteran, and his wife Clarrissa in 1819 began buying lots in the area that now surrounds the Ruggles property. The Hollisters built a home sometime after that date, and a structure shows up in roughly the same area on the *Ammi B. Young Map of Burlington*, dated 1830. Mr. Hollister died in 1831, and his widow sold the property and the home to Reverend Marshall Shedd in 1835. Reverend Shedd preached in Colchester, and raised his family in Burlington, eventually deeding the property to his son William and his wife Lucy in 1846. William became a professor of English Literature at the University of Vermont, and was himself an ordained minister. William and Lucy Shedd continued to live at the home until 1852, when they sold the property to Mr. Chalon Davey. Mr. Davey was Burlington Town Clerk from 1847-1855, and Clerk of the Vermont House of Representatives from 1849-1853. He had a short, tumultuous, one-year term as the UVM treasurer before moving to New York City in 1856. Until this time, there is no evidence to suggest that any improvements occurred to the structure itself, although the deeds for the property do vary in the amount of land that accompanied the house.

According to the deed dated October 10, 1856, George DeForest purchased "...5 acres of land and a brick dwelling house..." from Chalon Davey for the sum of \$4500. Mr. DeForest was an independently wealthy resident of New York City, and used the home as a summer estate. While it is unclear exactly when Mr. DeForest built the new addition, an article in the Burlington Free Press dated December 9, 1856 states "We learn that the work of enlarging and refitting the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 2

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

Davey place for Mr. DeForest's residence will commence in the spring." Construction on the front (main) block and tower then likely began in 1857 with completion sometime after that point. The architect and builder are unfortunately unknown, but the Italianate features of the building make it one of the earliest of this style in Burlington. The older circa 1820 portion of the house likely survives today as the center ell of the current building. In the 2002 renovation, the rear ell of this older section was removed, and a third story was added to the center ell to allow for more housing units.

On August 7, 1868, less than ten years after the construction of the massive Italianate addition, Mial Davis purchased the home at 262 South Prospect Street from Margaret DeForest, Mr. DeForest's widow, for the sum of \$30,000. The large increase in price underscores the likelihood that Mr. DeForest was responsible for the enlargement of the home.

Mial Davis came to Burlington in the late 1850s, initially living in the downtown area before purchasing the property on South Prospect. Mr. Davis was employed by the lumber works of L. Barnes & Company, eventually becoming a partner in 1862. The lumber industry was booming in Burlington, and many of the people involved with the business were becoming wildly wealthy. In 1868, the same year he purchased the property on South Prospect Street, Mial Davis invested \$100,000 as a founding partner in his own lumber business, Shephard, Davis and Company.

In 1875, a major depression hit the lumber industry, and Shephard, Davis and Company failed, dissolving in 1876. Mial Davis lost everything, and began leasing the property at 262 South Prospect to help pay his debts. Mr. Davis eventually sold the home to his tenant, Horace Brookes, on September 10, 1878. A notice in the *Burlington Free Press* the following day stated "The fine residence on Prospect Street, lately owned by Mial Davis, has been purchased by Mr. Horace Brookes, who has occupied it for two years past."

Horace Brookes, often referred to as Colonel Brookes, was a Civil War veteran who lived primarily in New York City, although he came from a prominent and wealthy Burlington family. His mother was Ellen Loomis, the daughter of Horace Loomis, one of the earliest settlers of Burlington. Mr. Brookes used the property on South Prospect Street as a summer residence for almost 50 years, spending much of his time on philanthropic and recreational pursuits. He was very involved in the community, and founded the Vermont Society for the Prevention of Cruelty to Animals. While Mr. Brookes was the longest owner of the property, little is known about any improvements he may have made. Listed in the Burlington directories for these years was a Mr. Louis Fitzsimonds whose sole employment seems to have been as caretaker for the house.

Dr. Carl Robinson purchased the property from Horace Brookes on April 27, 1927, including the house and 10 acres of land. Dr. Robinson earned his medical degree from the University of Vermont in 1916, and specialized in X-rays at the New York Skin and Cancer Hospital. He

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 3

**Ruggles, Lucy, House
Burlington, Chittenden County, Vermont**

studied in Europe, learning the latest techniques for treating cancer, including the use of radium. He returned to Vermont, settling in Barre, and in 1921 became the first doctor in Vermont to purchase radium to treat cancer.

Robinson moved to Burlington in 1926 and opened a practice on Main Street. After purchasing the property on South Prospect Street, he turned the 18-room house into a 24-bed sanitarium and space for his office. It was one of at least three sanitariums in Burlington at the time, one of which advertised that Burlington was known for its healthful environment. Other sanitariums in Burlington at the time included the Green Mountain Sanitarium, which was located on the corner of Pearl and Union Streets, and the well known Sparhawk Sanitarium, located on the corner of Bank and St. Paul Streets. A brochure for Sparhawk, published in the early 1900s proudly announces the amenities of the facility, including emerging electric therapy, emphasizing the fact that sanitariums were often places where "new" remedies for treatment were utilized. It is likely that Robinson's sanitarium specialized in in-patient treatment of cancer sufferers, since Dr. Robinson was so highly educated in the early treatments.

While running his sanitarium, Robinson also subdivided the land surrounding the house into building lots, and had many homes built. He opened streets into the property, including Robinson Parkway, which runs in a semi-circular fashion behind the Ruggles House lot, and Henderson Terrace, to the south of the Ruggles House. Both streets are still in existence today. Dr. Robinson ran the sanitarium for only three years before selling the house and its lot. He and his family moved across the street, and he continued to sell lots off the remaining property.

The Ruggles House gets its name from Miss Lucy Ruggles, a teacher with ties to the Northeast, although she never lived in Burlington herself. Over the course of her lifetime, she saved money for the specific goal of opening a boarding house for retired teachers. When she died in 1899, she had amassed \$30,000 for the project, with specific instructions for its use, which were included in her will.

"I wish to establish a home for respectable, unmarried female teachers and widows with limited means who have been teachers, not a charitable institution, but one where they may reside in comfort by paying such moderate and reasonable prices as accord with their means and the rooms they occupy."

Contention of the will by her relatives did not succeed, and Judge Charles Darling of Bennington, Vermont, took it upon himself to see to her estate. He moved to Burlington, and after investing the money, managed to grow it to \$135,000 by 1930. The new Ruggles Foundation purchased the house from Dr. Robinson, and after some renovations, including sandblasting the brick exterior and painting all the woodwork, the home was opened to teachers

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 4

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

for a minor fee for room and board. A pamphlet printed for the foundation included the following stipulations for the residents:

“Qualifications for admission are: The applicant shall have been a teacher somewhere, at sometime, shall possess some degree of refinement, shall have general good health, and have such community spirit as will enable her to live peacefully and happily with her associates and contribute to the happiness of the home.”

An official opening ceremony was held on November 16, 1932. The *Burlington Free Press* reported that more than two hundred guests attended the reception, and that “all the schools of Burlington were represented by the teachers at the reception and there were also present a number of invited guests and interested friends.” Excitement was high for the new home, which was open to both active and retired teachers. In the article about the opening, the *Burlington Free Press* stated that it was planned that the home “will be conducted more like a club than a home for aged women.”

A volunteer Board of Trustees was incorporated to oversee the running and maintenance of the property. Matrons were hired to be on site for the needs of the residents, the first of these a Mrs. Elizabeth MacClelland, who was paid one thousand dollars a year. Additional staff included a cook and a chambermaid. During the first fifty years of its life, the Ruggles House was home to more than seventy women.

Over the years, the trust fund that was established to keep the home running dwindled, most likely due to increased maintenance costs, the need for updates and renovations, and the desire to keep the home affordable to its tenants. Facing these increasing costs and decreasing resident enrollment, the home was slated for closure in early 2000. Almost immediately, concerned housing groups expressed interest in buying the home to retain it as elderly housing.

In 2001, the Cathedral Square organization purchased the Ruggles House to include in its elder housing properties. Beginning that year, a massive, \$1.6 million rehabilitation occurred after extensive photo-documentation of the original structure. The rear portion of the original Greek Revival structure was demolished, and a new two-story rear addition was added to the remaining ell to provide handicap accessible apartments. A new wing was also constructed off the North side of the ell to update the kitchen area and install elevator access. The historic front rooms were restored, retaining their distinctive interior features. The upstairs rooms were rehabilitated as well. There are currently 14 studio style apartments in the building.

The architecture of the Ruggles House has undergone many significant changes over its lifetime. Its earliest mention is as a “brick dwelling” that was sold from Chalon Davey to George DeForest. What remains of this original brick structure is likely the center ell portion of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 5

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

current building. The house was probably little changed from its original circa 1820 origin when Mr. DeForest purchased it 36 years later. Few details remain from that structure. However, two fireplaces remain, one, located in what is now the side entry room, includes the baking ovens behind a cabinet door to the left of the main fireplace hearth. The historic six-over-six sash windows also remain.

With its prominent location on the hill, Mr. DeForest enlarged the building in 1857, making it one of the earliest examples of the Italianate style in Burlington. It is possible that Mr. DeForest saw the Italianate style emerging in New York City, and desired that his summer home have the same detail. While the structure clearly has Italianate influences, it displays the simpler, cleaner lines of the early Italianate, and not the lavish and embellished ornamentation of the later, high style Italianate designs. This is evidenced most clearly in the lack of heavily carved lintels over the windows and doors, which would have been typical of later Italianate buildings.

The striking interior woodwork of the main room likely dates to the ownership of Mial Davis from 1868-1878. A wealthy lumber baron, Mr. Davis had ready access to the materials necessary to create such an interior. The design of the ornamentation is similar to what is seen in pattern books of the day, and is clearly Victorian in influence.

Surviving as a single-family residence for 70 years, the Ruggles House was changed in 1927 to operate as a 24-bed sanitarium under Dr. Carl Robinson. What specific alterations were made aren't clear, however, it is likely that most of the changes occurred to the bedroom areas of the home to accommodate medical equipment and treatment.

Dr. Robinson sold the property to the Ruggles Foundation in 1930, and it is clear from newspaper articles of the time that the house was altered, including sandblasting the exterior brick and painting the wooden trim, as well as upgrades to the mechanical systems.

While the Ruggles House has undergone upgrades and renovations over the years, including the extensive renovation completed in 2002, the integrity and character of the 1857 Italianate building and its Victorian interior remain intact.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

Boundary Description

The Lucy Ruggles House is bounded to the west by South Prospect Street, to the north by Robinson Parkway, to the east by adjacent private property, and to the south by Robinson Parkway. The property is approximately one acre in size and the tax parcel number is 050-4-079-000.

Boundary Justification

The designated property includes the entire parcel and buildings historically associated with the Lucy Ruggles House.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Ruggles, Lucy, House
Burlington, Chittenden County, Vermont

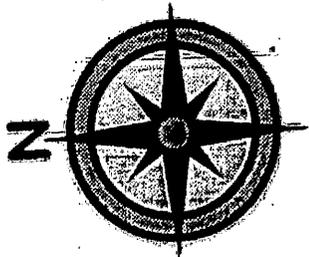
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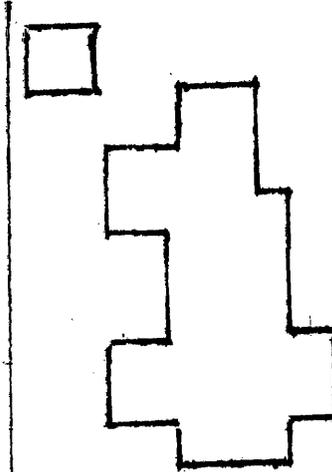
Ruggles, Lucy, House
Burlington, Chittenden County, Vermont
Electronic images on CD filed at Vermont Division for Historic Preservation

Photo #	Name of Photographer	Date of Photograph	Description of View
1	Neil Dixon	July, 2005	Context Shot, Looking Southeast
2	Tiffany Mitzman	January, 2005	Front Facade, Looking East
3	Tiffany Mitzman	January, 2005	3/4 View, Looking Northwest
4	Tiffany Mitzman	January, 2005	3/4 View, Looking Southwest
5	Tiffany Mitzman	January, 2005	Rear View, Looking South
6	Tiffany Mitzman	January, 2005	Front Door Detail, Looking East
7	Tiffany Mitzman	January, 2005	Verandah Post Detail, Looking West
8	Tiffany Mitzman	January, 2005	Interior, First Floor, View from South Parlor to Main Room, Looking South
9	Tiffany Mitzman	January, 2005	Interior, First Floor, Main room and Stair, Looking West
10	Tiffany Mitzman	January, 2005	Interior, First Floor, North Parlor, Looking North
11	Tiffany Mitzman	January, 2005	Interior, First Floor, Dining Room, Looking South
12	Tiffany Mitzman	January, 2005	Interior, First Floor, Old Fireplace, Looking West
13	Tiffany Mitzman	January, 2005	Interior, Third Floor, Studio Apartment, Looking East
14	Neil Dixon	January, 2005	Associated Building, Garage, Looking East

LUCY RUGGLES HOUSE



ROBINSON PKWY.



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SOUTH PROSPECT ST.

**Burlington,
Chittenden County,
Vermont
Ruggles, Lucy, House**

NOT TO SCALE