

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received NOV 8 1988

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Champlain School

and/or common same

2. Location

street & number 809 Pine Street

N/A not for publication

city, town Burlington

N/A vicinity of

state Vermont

code 50

county Chittenden

code 007

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Apartments

4. Owner of Property

name Larkin, Tarrant and Hoehl Partnership

street & number 1185 Shelburne Road

city, town Burlington

N/A vicinity of

state Vermont

5. Location of Legal Description

courthouse, registry of deeds, etc. City of Burlington, Office of the City Clerk

street & number Room 20, City Hall

city, town Burlington

state Vermont

6. Representation in Existing Surveys

title Historic Sites and Structures Survey has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier

state Vermont

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Champlain School sits atop a slight rise of land on the west side of Pine Street, in the City of Burlington's South End, overlooking Lake Champlain and the Adirondack Mountains of New York State to the west. Designed in a vernacular adaptation of the Richardsonian Romanesque style, the building is a large, rectangular, two story, red brick structure with a raised basement story, a slate covered hip roof, and round arched fenestration. Closed as a school in 1967, the building's exterior appearance and interior construction remain unchanged.

Below grade, the building's foundation is of rubble, fieldstone construction. Above grade, the exterior walls are of brick, load bearing masonry construction laid in a common bond with decorative brick and Longmeadow sandstone detailing. The slate covered hip roof is constructed with principal rafter trusses, purlins, and intermediate rafters. Interior walls are also of brick, load bearing construction. The floors are carried on steel girders with heavy timber joists.

Oriented to the cardinal points, the main entrance to the building is located on the long, east elevation. Originally, the interior plan consisted of one large rectangular classroom in each corner with a narrow service hall and storage room between on the short, north and south elevations. A large, two story stair hall with a pair of flanking stairs dominated the center of the building on the east elevation. A smaller, rectangular classroom was located behind in the center of the west elevation.

Originally, the interior finishes included plaster walls and ceilings, and Southern Yellow Pine woodwork and floors. The interior is presently (1982) undergoing conversion into apartments.

* * *

The exterior of the building measures 94 by 66 feet; or sixteen bays across the front, east elevation, thirteen bays across the rear, west elevation, and ten bays across the end, north and south elevations. The center eight bays of the front, and the center three bays of the rear, elevations project slightly from the rectangular block of the building. The front projection breaks the line of the eave of the hip roof, but the rear projection does not.

The exterior wall surfaces are divided horizontally into two distinct treatments, a "rusticated" raised basement story below visually supporting a two story high blind arcade above of wall piers and round arches. The "rusticated" basement consists of six continuous bands of brick, each band six courses in height and separated from the others by a single recessed course. The bottom four bands are broken at each bay by a window. The fifth band forms a continuous window lintel for the basement windows, the common bond pattern being interrupted at each bay by a flat arch with radiating voussoirs and raked ends. The "rustication" is capped by a three course high corbelled brick water table which supports a continuous, first story window sill of Longmeadow sandstone.

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From the sandstone sill spring the two story high round arched wall panels of the blind arcade, each arch corresponding to the width of one bay. The arcade, like the "rusticated" basement, is continuous around the perimeter of the building, except across the projecting front entrance pavilion where it is confined, in a slightly different treatment, to the second story windows. Each arched wall panel contains a flat arched first story window and a round arched second story window, separated by a plain wall spandrel. The bottom edge of each spandrel is supported by a flat arch of radiating voussoirs which forms the first story window lintel. The top of each spandrel supports an individual sill of sandstone for the second story window.

The arches spring from a single course impost band of burnt brick which runs as a visually continuous line across the top of each pier of the arcade. Where the piers are wider, at the corner and center bays, the voussoirs of the arches continue as a decorative soldier course above the impost band. A continuous double course, corbelled archivolt of burnt brick defines the top edge of the voussoirs and soldiers.

Above the line of the archivolt and beneath the eaves of the roof, a frieze band is decoratively laid out in a lattice pattern of burnt and unburnt headers. The eaves project approximately two and one-half feet beyond the wall of the building and are detailed with exposed rafter tails rounded at the ends.

The slate covered hip roof is punctuated by a hip roofed dormer in the center of the north and south elevations, and by five massively tall, but narrowly rectangular chimney stacks. Four of the stacks are located on the left side of each of the four slopes of the hip roof with the narrow edge facing out. The fifth stack is set just back of the ridge on the rear, west slope.

Across the front entrance pavilion, the two story high blind arcade is interrupted by a different wall treatment. Reached by a short flight of eight granite steps, a center entrance, four bays in width, interrupts the continuous banding of the "rusticated" basement story and projects up into the first story in the form of a semi-circular arch. Springing from the continuous sandstone sill band of the first story windows, the arch is constructed from six courses of headers with a triple course, corbelled archivolt. The arch provides access to an outdoor "vestibule" which is paneled in vertical beaded boards and which contains the main entranceway. The doorway consists of a pair of doors with single lights above two molded, horizontal panels. Above the doors, a four section, semi-circular fanlight illuminates the interior stair hall.

Immediately above the entrance archway, a small, brick banded, rectangular sandstone panel is inscribed with the dates, 1609-1909. A larger, brick banded panel, also of sandstone, located between the date stone and the second story window sills, is inscribed with the name, Champlain School.

On the first story, the entrance archway is flanked by a pair of flat arched windows. On the second story, eight round arched windows, each with an individual sandstone

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sill, continue the arcade motif on either side across the top of the pavilion and support the lattice patterned frieze.

On the rear pavilion, a steel fire escape doglegs across the three bay width of the pavilion from the ground to the third story windows. A later addition of undocumented date, the fire escape is protected by a cantilevered shed roof which is supported by four steel trusses.

All of the windows in the building are two-over-two, double hung sash, but, on the first and second stories, they are two different sizes. In the four outside bays on the right side of each elevation, the windows on the first and second stories are full height. In the four outside bays on the left side of each elevation, the windows are only half-height, positioned in the upper half of the window "opening". The difference in height, between the full height window sill and the extra sandstone sill of the half-height windows, is filled in with a paneled spandrel. (The reason for this height difference was to allow for an additional, or third, blackboard in the outside, corner classrooms. Instead of just eliminating the windows altogether, they were retained in a shorter size in order to allow for additional natural light.)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1909

Builder/Architect Frank Lyman Austin

Statement of Significance (in one paragraph)

The Champlain School is significant for four reasons: as an outstanding example of vernacular Richardsonian Romanesque style architecture; as the first, large scale, public commission by architect Frank Lyman Austin; as an example of innovative schoolhouse design; and as a milestone in local social and educational equality.

Frank Lyman Austin, the school's architect, was one of Burlington's most prominent early Twentieth Century architects. The Champlain School, his first large scale public commission, is, in his harmonious blending and juxtaposition of intricate detailing, in his attention to functional practicality, and in his innovative use of the most modern sanitary and safety features, a remarkable expression of Austin's creative genius and concern for detail. A member of the Boston Chapter of the American Institute of Architects and the Vermont Society of Engineers, Austin was the first, and for several years, only, architect to be registered in the Burlington City Directory exclusively as an architect. A specialist in public buildings - schools, libraries, churches, banks, fire stations, etc., his most noteworthy designs include the gymnasium and Burlington Junior High School additions (1925) to the 1899 Edmunds High School, the Burlington Central Fire Station (1926), the Burlington Municipal Auditorium (1927), the Burlington State Armory Building (1929), the Burlington Y.M.C.A. (1934), and the Taft School (1938), as well as several private residences throughout the city.

Born on September 30, 1874, Frank Lyman Austin was descended from a prominent family of Burlington builders and architectural designers. His grandfather, Lyman Austin, was first listed as a carpenter in the 1865 edition of the Burlington City Directory. Employed, along with two of his sons, by a local builder, Elmore Johnson, Lyman Austin set up his own building company, in partnership with his three sons, Zachary Taylor, Curtis and Alfred, in 1873. Zachary Taylor Austin took over the business from his father in 1881, and in 1886 dissolved the partnership with his two brothers to continue on his own.

By 1890, Zachary Taylor Austin was an extremely successful contractor and changed his listing in the Burlington City Directory from "Builder" to "Builder and Architect". This change probably indicates an active role in designing the buildings he constructed, but also suggests an awareness of the growing importance of the architectural profession, an awareness underscored by his son Frank Lyman Austin's being trained as an architect, and then being registered as same in the 1904 edition of the Burlington City Directory.

Following his father's death in 1910, Frank Lyman Austin dissolved the construction side of his father's business but continued as an architect. Where exactly he received his architectural training is not documented. His son, Lyman Dinsmore

(continued on Continuation Sheet 8-1)

9. Major Bibliographical References

Anderson, Elin L. *We Americans: A Study of Cleavage in an American City.* Harvard University Press; Cambridge, Massachusetts. 1937.

(continued on Continuation Sheet 9-1)

10. Geographical Data

Acreage of nominated property Approximately 1.84

Quadrangle name Burlington

Quadrangle scale 1:24000

UTM References

A

1	8	6	4	1	9	8	0	4	9	2	3	9	6	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification The boundaries of the nominated property are contiguous with the lot lines of the school parcel owned by the Larkin, Tarrant and Hoehl Partnership as recorded on page 653 of Book 276 of the City of Burlington Land Records. The rectangular lot measures approximately 400 by 200 feet. The nominated property is sufficient to preserve

List all states and counties for properties overlapping state or county boundaries

(cont'd)

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Courtney Fisher, Preservation Planner and Architectural Historian

organization N/A date 15 September 1982

street & number P.O. Box 575 telephone (802) 496-2452

city or town Moretown state Vermont

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature William B. Pinney
title Director/Deputy State Historic Preservation Officer date 11-1-82

For NPS use only
I hereby certify that this property is included in the National Register
John Selous Byers Entered in the National Register date 12/10/82
Keeper of the National Register

Attest: _____ date _____
Chief of Registration

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Austin, was also trained in the architectural profession and joined as a partner in his father's business in 1939. Following Frank Lyman Austin's death on January 1, 1942, his son left Burlington and almost eighty years of contribution to the design and construction of Burlington's built environment by the Austin family came to an end.

As an example of good architectural design integrated with the necessities of functional practicality, sanitary amenities, and structural safety, the Champlain School, of all of the public schools built in Burlington during the twenty-five year period immediately prior to and after the turn of the Twentieth Century, was the most innovative and advanced. Almost all of the features incorporated into the building's design were unique to this school. While many of the features might seem commonplace today, in 1909 they were revolutionary, to say the least.

In an attempt to make the building as "fireproof" as possible, besides the required hydrants on each floor, all of the interior walls and partitions were constructed of brick, just like the exterior. The floors were carried on steel girders with heavy timber joists. There were three interior stairways with steel stairs, and all of the interior woodwork and floors were constructed of slow burning, Southern Yellow Pine.

The interior layout of the building was equally modern for a turn of the century school, and, in its farsightedness, included facilities not normally incorporated into school architecture. Boys and girls toilets, located in the basement, were equipped with ventilated urinals and self-sanitizing closets. Cupless drinking fountains were located in each corridor. There were also two large industrial arts workshops in the basement, teachers' rooms with private toilets on each floor, a well stocked library, and two classrooms on the second floor which could be opened up into one large assembly hall by moving a rolling partition.

Each classroom had a full length slate blackboard on three of the four walls. Teachers' desks were raised at the long end of the classroom but, because the students' desks were moveable, the arrangement of the room could be oriented toward any of the three blackboards.

Besides fireproof construction, perhaps the single most important design innovation was the use of natural light. Each classroom was arranged so that the primary source of natural light was a row of windows located on the students' left. In the outside corner classrooms, however, a secondary source of natural light came over the students' right shoulder through a row of shorter windows located above the blackboard at the back of the classroom. The intent was to provide the best orientation for natural illumination, thereby avoiding the excessive, and expensive, use of electric lighting.

The Champlain School is significant also as an expression of social consciousness in an era when providing social, cultural, and educational opportunities and

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facilities for the poorer laboring members of society was done out of a sense of unavoidable necessity, not social obligation. Ward Six, the City of Burlington's South End, was one of the last areas of the city to be settled and developed, and, consequently, was the last ward to get a public school building. After much delay, the opening of the school in 1910, an opening which had to be delayed one year because the mortar in the building had not cured properly, was a milestone in social consciousness. Until the completion of the new school, rooms for classes were rented in private homes and stores. Overcrowding became such an acute problem that most grades had to be held twice each day in half-day sessions. At a cost of \$36,000.00, the Champlain School was one of the most expensive school facilities built in the city. However, when completed, it raised the quality of education in that previously ignored ward to a level equal to that of the public schools located throughout the city's older, "northern" wards.

The City of Burlington, a thriving waterfront community, throughout its history has continued to expand and outgrow the surrounding landscape available to it for expansion. This was no different at the turn of the Twentieth Century than it is today. As available land for expansion became scarce, the swamp and farmlands immediately to the south of the city proper, along Pine Street between the Shelburne Road and Lake Champlain, were drained, filled in, and developed. Along with the factories went workers housing, and along with an increase in population went a need for an educational facility.

In 1890, Charles W. Scarff, a Nebraska real estate promoter, and his partner, A.O. Ferguson, purchased a 100 acre tract of land on Lake Champlain immediately west of the Shelburne Road between present day Flynn and Home Avenues, to the north and south respectively. Laid out in eighteen rectangular blocks for industrial development and workers' housing, the development, known as the Scarff Addition, was one of Burlington's first large scale, planned, industrial-residential communities. To connect it directly to the city's already established waterfront, Pine Street was extended further south to meet up with its northern edge.

Then, in 1894, the Queen City Cotton Company constructed a new mill overlooking Lake Champlain just off of Pine Street, between the city's established waterfront and the Scarff Addition. Henry Conger, who had sold the land for the mill, started a new housing development for the mill's labor force just to the south of the mill, overlooking the lake. Known as Lakeside Park, it was taken over in 1899 by the mill company when the mill was enlarged. (Refer to the Lakeside Historic District, entered in the National Register of Historic Places on April 12, 1982.)

The area, designated as Ward Six and quickly referred to as the South End, became the new industrial center of Burlington. Its appeal and success were in large part insured by its location next to the lakefront, and by the fact that the tracks of the Rutland Railroad ran through it along the lake shore. The industrial development was extremely diversified, but the labor force, while mixed, was primarily French Canadian.

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The rapid increase of working class people into the Scarff Addition and Lakeside Park put tremendous pressure on the city for a new school facility in the South End. However, it took the city almost three years, from 1906 to 1909, to get the project off the ground. One of the chief stumbling blocks was a requirement imposed on the Burlington School Board by the City Council that the Board prove the necessity for a new school. Once proven, cost became another factor, but did not, ultimately, prevent the school from being built.

Closed as a school facility in 1967, the Champlain School has stood vacant, or only marginally utilized, for fourteen of the past fifteen years. In July of 1981, the building was purchased from the Burlington School Department by the present owners and is undergoing conversion into apartments.

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Burlington Vermont Illustrated: The Clipper Souvenir. 1893.

Burlington Board of Trade. Burlington Vermont as a Manufacturing, Business, and Commercial Center... (with brief sketches of its history, attractions, leading industries and institutions). Charles H. Possens, Publisher; Glens Falls, New York. 1889.

Picturesque Burlington - A Handbook of Burlington Vermont and Lake Champlain. Free Press Association; Burlington, Vermont. 1893.

The Burlington Book - Architecture, History, Future. University of Vermont Historic Preservation Program; Burlington, Vermont. 1980.

Records of the Board of Aldermen of the City of Burlington, Vermont. Burlington City Hall; Burlington, Vermont. Vol. 10, Pp. 492-493, 14 July 1908, 17 July 1908 and 3 August 1908; Vol. 10, p. 498, 12 August 1908; Vol. 10, p. 572, 3 May 1908; Vol. 10, Pp. 573-574, 11 May 1909; Vol. 10, Pp. 578-579 and 580-581, 17 May 1909.

44th Annual Report of the City of Burlington, Vermont - For the Year Ending December 31, 1908. Free Press Printing Company; Burlington, Vermont. 1909. Pp. 18-40; Report of the Superintendent of Schools.

45th Annual Report of the City of Burlington, Vermont - For the Year Ending December 31, 1909. Free Press Printing Company; Burlington, Vermont. 1910. Pp. 23-47; Report of the Superintendent of Schools.

46th Annual Report of the City of Burlington, Vermont - For the Year Ending December 31, 1910. Free Press Printing Company; Burlington, Vermont. 1911. Pp. 34-55; Report of the Superintendent of Schools.

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Verbal boundary description and justification (continued):

and protect the historic structure and is the original school lot.