The District Design Guidelines establish the character of each district, and the development rules for the campus for buildings and the landscape.

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CHAPTER 4.3 – MAIN CAMPUS: DISTRICT DESIGN GUIDELINES

ARCHITECTURAL AND LANDSCAPE GUIDELINES

Building Design Guidelines are intended to promote high-quality architecture and contextual design throughout the campus that enhances the image and identity of the University of Vermont. The guidelines describe the distinguishing characteristics of each architectural district and then provide specific guidelines for how new buildings and additions should be designed to fit in with that character. They are intended to establish essential design relationships with the campus and surrounding buildings but also leave flexibility for the architect’s expression. Accompanying the guidelines are some illustrative examples from other institutions and in some cases, the University of Vermont, that show a range of possible architectural expressions that would be appropriate for that particular district. These guidelines are to be given to the selected architect as part of the building and site program, and to be used by the Campus Master Planning Committee in its design review function.

The Building Design Guidelines separate building types into four different categories by District: Transitional Buildings, Foreground Buildings, Background Buildings, and Additions and Renovations. Transitional Buildings are new buildings that are located in the historic districts of the campus and therefore need to establish a relationship with the signature buildings of the University. Foreground Buildings, because of their use or location, will become one of the most prominent buildings in their district. Conversely, Background Buildings on the other hand are more quiet and respectful but should also help form the edges of campus outdoor spaces. Additions and Renovations need to be designed in a manner that does not compromise existing buildings, while enlivening the campus by making those existing buildings more open and inviting.

The Landscape Design Guidelines are intended to ensure that additions and improvements to the landscape at the University of Vermont maintain and respect the historic character of the campus and relate to its existing geometries and forms. The guidelines describe the distinguishing characteristics of each architectural district and then provide specific guidelines for initiatives that would enhance the district. The guidelines are intended to maintain connectivity continuity throughout the campus landscape, but also leave a certain flexibility for the designer’s expression. These guidelines are to be given to the selected designer as part of the landscape and site program, and to be used by the Campus Master Planning Committee in its site and design review function.

The Overarching Design Goals and Strategies include:

- Campus Master Plan Compliance – all projects will comply with the principles, premises and design guidelines identified in this Campus Master Plan.
- Inclusive and Accessible – all projects, including new building, major renovation/addition, and open space network projects must consider the best options to promote interaction and integration among a diverse community and comply with all local, state, and federal standards;
- Sustainable Design – all new building and major renovation projects will be developed for LEED certification, and when possible and financially feasible, will purchase Vermont goods and services in the design and construction of these buildings (see University Policy - Environmental Design and Vermont Purchasing in new and Renovated Buildings at www.uvm.edu/%7Euvmppp/gpp/gis/greenbuilding.html for more details);
- Architectural Characteristics – all projects will be reviewed in light of the recommended district guidelines for new foreground, transitional, and background buildings, and additions and renovations;
- Historic Context – all projects must comply with the U.S. Secretary of the Interior’s Standards for Rehabilitation to ensure that a property’s most significant features will be preserved, while allowing adaptations for contemporary uses.
- Light Filled Public Spaces – it is recommended that all new buildings, additions, and renovations have glass enclosed public gathering spaces that bring daylight inside and allows users to look onto the campus;
- Circulation within & between Buildings – it is recommended that circulation within new buildings provide interior connections with other buildings or campus destination;
- Building and Landscape – new buildings and major additions will promote a strong relationship with the landscape spaces around them; and
- Building and Landscape Materials – priorities will be for recycled and/or sustainable materials products or materials as well as materials indigenous to Vermont.
The University has several recognizable “architectural districts” each with its own distinct styles of architecture, open space, physical layout and location, focal points, special views, and other characteristics. These special local qualities should be respected and celebrated with any new development. To ensure that future development on campus builds upon such existing character and special qualities, the Campus Master Plan defines nine distinct “architectural districts” within the Main Campus. The recognition of each district’s unique characteristics has specific implications for new development.

The Main Campus architectural districts include:

**University Green District:** the historic heart of the campus with both academic and administrative functions.

**Main Street North District:** a hub of student life on campus.

**Trinity District:** the campus of the former Trinity College, which is now a mixed academic and residential district adjacent to the academic core campuses.

**Gateway District:** the primary gateway to the campus with scientific and research facilities.

**University Heights District:** a residential district that offers an amazing panorama of the Green Mountains.

**Redstone District:** an historically and architecturally rich residential district.

**Athletic District:** the center of recreational and organized sports and fitness on campus.

**Centennial Sports District:** the historic sports fields and Stadium north of Centennial Woods.

**Centennial District:** a densely wooded district with an important Natural Area with some peripheral faculty and staff housing.

In addition, architecture and landscape design guidelines are being developed for the following districts outside of Main Campus:

**South Campus:** multiple properties devoted primarily to agricultural, environmental and bio-research activities to the south of the Main Campus. Refer to Chapter 5.3 South Campus for associated design guidelines.

**Fort Ethan Allen:** portions of an historic former military post that support family and student housing with some peripheral administration uses. Refer to Chapter 6.3 Fort Ethan Allen for associated design guidelines.

**Colchester Research Campus:** a conveniently located satellite research district supporting research. Refer to Chapter 7.3 Colchester Research Campus for associated design guidelines.
Architectural Characteristics

The historic buildings along University Place are the signature buildings of UVM. Built between 1880 and 1925, each one is a different style, from the Victorian Gothic Old Mill, and the Romanesque Billings Center, to the Colonial Revival Ira Allen Chapel. However, each one has a monumental facade that helps to frame the open space of the University Historic Green. Each building also has a main entrance facing the University Green, a prominent roof typically with slate shingles, and exterior walls of red brick or brownstone that are deeply sculpted with three-dimensional relief. All of the buildings on University Place are on the National Register of Historic Buildings, as are many of the others in this district (please refer to Chapter 4.1 Main Campus: Existing Conditions – Historic Resources, for a map of buildings on the National Register of Historic Places).

On the west side of the University Historic Green, the texture of the University buildings is smaller and more residential with the exception of the Waterman Building. The neo-classical Waterman Building is the largest building on the west side of the University Green, although it lacks the height, dominant character and distinctive skyline features of the ensemble of buildings on University Place. Other distinguished buildings in this district include the Wheeler, Peirce-Spaulding, and Nicholson Houses that are typical of the historic houses in the district. These houses are typically set back from the street on large landscaped lots. They are generally constructed of red brick walls, have hipped roofs, and their entrances are usually marked with white columnar porches.
Transitional Buildings

Any new buildings in this District should be thought of as transitional buildings. Transitional buildings act to bridge the differences between different eras of building design. They respect and reinforce the qualities of the existing buildings and therefore enhance the perception of the whole district. They harmonize with the architectural characteristics of the District in terms of height, mass, setback, rhythm, scale and proportions. The examples on the right show a range of buildings that could be considered transitional – each responds to its context in a different way, but they all reinforce the qualities of their neighbors and improve the campus around them.

The two available sites in the District are along South Prospect Street, to the north of Waterman, and to the south of the Peirce-Spaulding House (109 South Prospect Street). The placement of new buildings on these sites should preserve views of Lake Champlain from the University Historic Green and the historic buildings along University Place. The height of new buildings should respect the cornice height of the adjacent buildings, and the setbacks from the street should align with the adjacent buildings. The main entrances should be prominent and face the University Historic Green. The exterior walls should be of red brick or stone (though contrasting materials may be considered), and like their 19th century neighbors, the facades should be deeply sculpted and three-dimensional. The roofs should be pitched. Large windows or areas of glass that allow views of the lake, or across the University Historic Green, should be encouraged.
CHAPTER 4.3 – MAIN CAMPUS: DISTRICT DESIGN GUIDELINES

UNIVERSITY GREEN DISTRICT

Background Buildings

Background buildings in this District should be quiet and respectful relative to the historic buildings around them. Any sites in this District other than those directly facing the University Historic Green shall be considered locations for background buildings. These buildings should help form an edge to outdoor spaces or quadrangles. Exterior walls should be of red brick with stone trim although lesser amounts of metal, precast, or wood may be used. Roofs are to be less prominent than the historic buildings. Entrances should face the interior spaces, rather than the University Historic Green, and windows need to be in punched openings, although larger areas of glass at entrances, lounges, and other public spaces are encouraged.

Additions and Renovations

Additions to any of the historic buildings in this District need to follow the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties. They should be designed to minimize any loss of historic materials so that the character-defining features are not obscured or trivialized. Additions should be located on an inconspicuous side of a historic building, limited in size and scale, and designed in a manner that differentiates between what is historic and what is new. Additions should also be compatible in terms of massing, materials, relationship of solids to voids, and color, and they may be contemporary or reference the materials of the historic building.

The location and design of any addition needs to be carefully considered on a case-by-case basis. The planning of the addition needs to consider the impact to open space and campus circulation; what the program is, whether it is public space, offices, classrooms, etc.; how large it needs to be; and what the limitations are such as existing structure, entrances, windows, and corridors, and impact to open space and campus circulation.

Renovations to historic buildings should respect any historically significant interior spaces. However, renovations of interiors generally need to be compatible with new programmatic uses and technologies.

Johns Hopkins University, Ayers Saint Gross Architects
Brown University, Koetter Kim Architects
Princeton University, Schwartz/Silver Architects
The University of Vermont, Smith Alvarez Sienkiewycz Architects
**University Green District**

**Landscape Design Guidelines**

Landscape improvements in the University Green District are to respect and augment the historic character and form of the 18th-century New England Green, frame the historic architecture of University Row, and enhance the role of the University Historic Green as a threshold between the campus and the city.

The structure of the University Green District is derived from the campus geometries and major campus viewsheds (described in Chapter 4.2 Main Campus: Proposed Frameworks for Campus Planning). Future proposed plantings and landscape improvements should be both derived from, and supportive of, the campus geometries and viewsheds.

**Landscape Initiatives**

There are four major gateways to the campus in the University Green District: one at each corner of the University Historic Green. While these gateway elements are an important identity-defining tool for the University, the design must be mindful of their historic context, and not detract from the form or character of the University Historic Green.

The University and the City of Burlington are currently in discussion regarding potential transfer of ownership of University Place from the City to the University. If this transfer occurs, the University will conduct a collaborative community process and comply with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.

As the frame for the most iconic architecture of the campus, University Place requires a comprehensive approach to plantings and landscape constructs. Its roadway and pedestrian circulation spaces should be re-surfaced with historically-appropriate materials. The establishment of a limited vehicular-access plaza on University Place, with improved site architecture and a distinctive palette of materials will establish it as one of the pre-eminent public spaces on campus. A formal planting initiative will complement the period architecture of the University Place’s historic buildings and restore the historic canopy of elms lost in the 1960s.

Additional copes of trees on the corners of University Place at Colchester Avenue and Main Street will frame the historic architecture of the Ira Allen Chapel and Morrill Hall, and anchor the formal avenue planned for University Place. Additionally, informal plantings on the north side of Colchester Avenue will further enhance the sense of connectivity across this major traffic artery and complement the historic architecture of Dewey Hall.

The street tree plantings along Colchester Avenue, Main Street, South Prospect and Pearl Streets are the supporting context for the University Historic Green. Existing street tree plantings need to be formalized and augmented. Improved plantings along the major urban access routes to the University will have a strong effect on the public image of the University. In addition, new formal plantings of trees along University Place and the two east/west pedestrian walkways that bound the proposed Waterman North Quadrangle, will create a strong unified context for new and existing architecture, and a green frame for new pedestrian circulation routes.
UNIVERSITY GREEN DISTRICT

LEGEND

- Existing Building
- Proposed Building
- Land Bank Area
- Roads/Parking
- Paths
- Special Paving
- Grass/Groundcover
- Historic Landscape
- Program Corridor
- Gathering Space
- Primary Gateway
- Secondary Gateway
- Campus Geometry
- Landscape Geometry
- Landform Geometry
- Light Filled Pavi place
- Grade Separation
- Ramp/Accessible Path
- Formal Trees
- Street Trees
- Secondary Planting
- Building Entrance
- Amphitheatre
- Possible Food Truck Locations
- Drift Trees
- Existing Trees
- Undeveloped Open Space/ Vegetative Edge
- Prevailing Winds
- View
- Stormwater Retention Pond
- Landbridge

CHAPTER 4.3 – MAIN CAMPUS: DISTRICT DESIGN GUIDELINES
Architectural Characteristics

This District has a great variety of architecture that represents almost every architectural period on the University of Vermont’s campus. The oldest building, Torrey Hall, was built in 1863 and was followed by the Victorian Gothic Converse Hall in 1895, and later by the neo-classical Fleming Museum in 1931. However, most of the District’s buildings were built in the 1950s and 1960s in the utilitarian International Style. These buildings such as the Chittenden-Buckham-Wills (C-B-W) residence halls, the Votey Building, the Bailey/Howe Library, and the Cook Physical Science Building are characterized by red brick walls with windows that are often small compared to the amount of solid wall area. Although Converse Hall and the Fleming Museum have pitched roofs, the majority of buildings built in the mid-century have flat roofs.
Foreground Buildings

New foreground buildings in this District will be located on sites in places of focus such as at the head of a quadrangle, or in the case of the new Dudley H. Davis Center, at an important central point along Main Street. The entrances of foreground buildings should be prominent and face the quadrangles or be centered on an important axis. Although red brick is the predominant exterior material in this District, the use of stone, metal and wood is encouraged to expand and enrich the University’s palette. Roofs may be pitched or flat. Large windows and areas of glass are important for foreground buildings so that they look open and inviting.

As an example of a foreground building, the Dudley H. Davis Center will bring the language of the 19th century buildings on University Place into the south side of this District along Main Street. Large areas of glass will be combined with the brick walls and large roofs to give the building a more contemporary expression than the historic structures. The examples provided show other potential foreground buildings with different kinds of expressions and exterior materials but each one with large amounts of glass to open the building up to the environment.
Background Buildings

Background buildings are quieter than foreground buildings and should form the edges of outdoor spaces or quadrangles. Most of the existing buildings in this District would be considered background buildings. If new residence halls are built in the C-B-W quadrangle, these would be generally thought of as background buildings (although some in particularly prominent locations could be foreground buildings). Exterior materials should be compatible with adjacent buildings, although the use of stone, metal, pre-cast and wood is encouraged. Windows need to be in punched openings, but larger areas of glass at entrances, classrooms, lounges, dining areas, etc. should be provided. Roofs may be pitched or flat. The examples provided show several expressions of campus residential buildings.

Additions and Renovations

As was noted before, additions to existing buildings need to be considered on a case-by-case basis. An addition to an older building such as the Fleming Museum needs to be carefully considered so as not to damage the integrity of the existing structure, and should follow the guidelines for the University Green District. Additions to any of the buildings built in the 1950s and 1960s on the other hand should be designed with large areas of glass to make the existing buildings feel more open and inviting. It is important that any addition differentiate new from the original structure.

Renovations of interiors should be compatible with new programmatic uses and technologies.