



UConn | UNIVERSITY OF
CONNECTICUT

University of Connecticut Historic District: Evaluation and Process

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1.0 Context

1.1 Purpose of This Document

The University's *Campus Master Plan 2015-2035* (May 2015) includes a high-level summary of historic districts on the University of Connecticut Storrs Campus. Appendix E of the Master Plan (*Historic Preservation and Adaptive Reuse Plan*) includes plan diagrams of building locations, summary assessments of condition, and recommendations on what to retain, renovate, or replace over the next 20 years. It is intended to assist the University with mitigation opportunities as well as potential revisions to the University of Connecticut Historic District boundary.

To implement the Master Plan over the next 20 years, numerous buildings, houses, and other resources that contribute to the Historic District may need to be documented, renovated, or even replaced. The purpose of this supplementary document is to enhance and update the Master Plan with additional guidelines and strategies for contributing resources, including both buildings and landscapes with historic importance. It focuses on documenting areas on the main campus within the University of Connecticut Historic District; however, the process and evaluation method established herein may also apply to other University properties in the future.

1.1.1 Understanding and Preserving Campus Heritage

Fundamentally, campus heritage is about embracing UConn's role as a steward of its own history. It recognizes the need for continued care and stewardship of the campus – the buildings and open spaces that define the character and identity of this important place. Attention to the overall design and quality of the campus landscape and important circulation paths is essential to sustaining growth and improving the experiential qualities within the campus. Cultivating campus heritage includes:

- Highlighting the unique qualities of the district
- Maintaining diversity and distinct places embedded within the district
- Advancing the implementation of meaningful landscapes
- Prioritizing strategies for improvements to existing buildings, including renovation and adaptive reuse, that provide long-term utilization and usefulness
- Building for longevity – flexibility, adaptability, quality, and durability
- Defining a process to plan and manage the district's resources and facilitating a culture and responsibility for long-term stewardship

The idea of a Campus Heritage District is also proposed in the Campus Master Plan, and follows many years of work to document and improve this central, historic core.

"[...]the Plan proposes identifying and formalizing a broader Heritage District that will include the existing historic structures as well as the landscape which was an important part of the original 1910 General Plan. The character of the Heritage

District will be reinforced and better defined through landscape improvements, memorable signage, lighting, and improved pedestrian access. [...] Successful places such as the Benton Garden in Art Woods should be a model for restoring and amplifying the park-like nature of this part of campus. The Heritage District will be the historic heart of campus and a place of pride for the entire UConn community" (Campus Master Plan, 2015).

Over its history, UConn has designed and built many buildings and open spaces. Although the central area of campus is designated as a Historic District through the National Register of Historic Places, none of the individual buildings within the district are individually recognized as landmarks. When coupled with landscapes, however, they form a unique place with a notable and memorable heritage. The two are intertwined and must be understood as such when evaluating campus heritage.

1.1.2 Establishing a Process to Guide Decision Making

Beyond the larger vision articulated in the Campus Master Plan, this document establishes documentation and procedures for advancing projects that involve the UConn Historic District, its contributing buildings, and important landscapes and objects. The intent is to provide a foundation for internal review of projects at UConn to ensure that campus heritage is cultivated and retained where appropriate.

1.1.3 Advancing the Academic Vision

The Academic Vision is the core mission of the University and the foundation for all decision making about the future of the campus. It identifies the goals and strategic initiatives necessary for UConn to realize its aspiration to be a top flagship University recognized for excellence in breakthrough research, innovative education, and engaged collaborations with state, community, and industry partners. Campus heritage must be approached as a means to realizing the broader goals of the Academic Vision, not as an end unto itself.

1.1.4 Accommodating Other Institutional Goals

Campus heritage and historic preservation must also accommodate other institutional goals and carefully balance ambitions and expectations of a broad group of University and community stakeholders. To that end, each new capital project should:

- Advance the University's commitment to campus and environmental stewardship
- Provide for long-term, flexible growth
- Activate indoor and outdoor student spaces
- Enhance campus experience
- Advance the recommendations and ambitions of the Campus Master Plan

1.2 Definition of Terms

Campus Heritage District: an area within the central portion of campus identified by the Master Plan for its continuity of experience and character. This is defined through a shared sense of place rather than an official district boundary.

Contributing resource: the buildings, objects, sites, and structures that played a role or, more simply, existed at the time the event(s) associated with the period of significance occurred (National Register of Historic Places).

Cultural Landscape: a geographic area, including both cultural and natural resources, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. The National Park Service groups these into four types:

- Historic sites are significant for association with an event, activity, or person
- Historic designed landscapes were consciously designed or laid out and notable as such, including parks, campuses, or gardens
- Historic vernacular landscapes evolved through use by people whose activity shaped the landscape, and reflect their cultural character
- Ethnographic landscapes contain a variety of heritage resources related to specific groups of people (National Park Service).

Non-contributing resource: the buildings, objects, sites, and structures that did not exist at the time the event(s) associated with the period of significance occurred or have lost integrity from that historic period (National Register of Historic Places).

Period of significance: the time period when events associated with a historic landmark or historic district occurred (National Register of Historic Places).

University of Connecticut Historic District (“Historic District”): the area officially recognized by the National Register of Historic Places as historically important. The official boundary of the district is shown in Section 1.5.

1.3 Relationship to Other Documents

This document should be read and understood in concert with existing documentation covering campus planning, historic preservation, building condition assessments, and other related topics. The intention is to build upon, not replace, work already in place from these background documents.

Brown Houses HABS Level II Report (Clohessy, Harris & Kaiser, 2016)

This survey documents 4 of the 9 remaining brown houses (11 and 15 Gilbert Road plus 421 and 423 Whitney Road) using the standards of the National Park Service’s Historic American Buildings Survey (HABS). It establishes a detailed written and photographic summary of each of the houses and its current condition.

Historic Structures Report (Sasaki Associates, 2015)

This study assesses the condition and integrity of the nine Faculty Row houses (the “brown houses”) on Gilbert and Whitney Roads. The assessment includes documentation of the physical condition of building interiors and exteriors, MEP systems functionality, and accessibility/life safety issues, including presence of hazardous materials. The report analyzes four possible options for their future – in light of recommendations in the 2015 Campus Master Plan – and outlines the required steps to implement each. A cost estimate of each scenario, original floor plans, and existing conditions photographs of each building are appended to the report.

Campus Master Plan (Skidmore, Owings & Merrill, 2015)

The Campus Master Plan makes recommendations to help shape the physical development of the Storrs Campus over the next 20 years, primarily in concert with investments related to *Next Generation Connecticut*. It covers arrangement and use of buildings, landscape systems, utilities, transportation, sustainability, historic resources, and academic and research needs of the campus. The plan defines a heritage district encompassing the historic center of the campus comprised of notable historic structures and their interstitial landscape; it also recommends the removal of the Faculty Row houses to make way for new buildings and a South Commons park area.

Appendix E (*Historic Preservation and Adaptive Reuse Plan*) summarizes the campus’ preservation and conservation areas, inventories and assesses existing campus buildings, and makes recommendations on what to retain, repurpose, or replace over the next 20 years. This report also lays out implementation strategies for renovation,

adaptive reuse, and historic preservation for various types of buildings on campus. To provide consistency with historic preservation law, the Master Plan proposes that four principles guide a balanced preservation strategy: continuity, change, consultation, and documentation.

Appendix B (*Landscape Master Plan*) lays out a framework for improving and amplifying the University's diverse collection of landscapes and public spaces. Primarily, the plan seeks to re-integrate the campus with its unique natural and cultural setting. It makes specific recommendations related to a variety of landscape typologies, including the Heritage Campus and other areas that could be considered cultural landscapes. Along with the *District Guidelines* included within the Master Plan, it serves as the current guiding document for landscape changes and improvements on campus.

Mansfield Tomorrow: Plan of Conservation and Development (Town of Mansfield, 2015)

The fifth Plan of Conservation and Development, this document is an update to the 2006 version. It is broader in its reach and offers more clarity in terms of recommendations and policies that emerge from the plan.

Creating Our Future: UConn's Path to Excellence (UConn, 2014)

In April 2014, the University of Connecticut Board of Trustees adopted the new academic vision, which reflects specific and broad-ranging goals in each area to achieve excellence in all aspects of its mission. Built on core values of innovation, leadership, global engagement, and diversity, the vision lays out five fundamental goals:

- A Path Toward Excellence in Research and Scholarship
- Sustaining Excellence in Undergraduate Education
- Achieving Excellence in Graduate Education
- Attaining Excellence in Teaching Effectiveness
- A Path Toward Excellence in Public Engagement

Landscape Master Plan and Design Guidelines (Sasaki Associates, 2010)

The Landscape Master Plan was intended as a tool to guide and bring consistency to decisions that are regularly made with respect to the campus landscape. It generally accepted the larger plan for the campus, then proposed materials and methods for improving landscape beauty, enhancing campus safety and function, reducing environmental impacts, reducing maintenance needs, and enhancing the campus

arboretum collection. The plan generally discussed the agrarian and woodland character of campus landscapes as well as the important character of the historic campus core, which it called "the Lower Park." It then put forward guidelines for preservation and enhancement of these heritage elements; these guidelines ultimately served as a basis for work related to heritage landscapes within the 2015 Campus Master Plan.

Campus Master Plan (JJR, 2006)

The previous Campus Master Plan does not include a specific approach to historic buildings, but it shows the removal of all but one of the Faculty Row houses to allow for new buildings and landscape spaces.

Mansfield Plan of Conservation and Development (Town of Mansfield, 2006)

The plan documents the community's multi-faceted history and current land use characteristics. It establishes a consistent and coordinated land use philosophy and regulatory framework for managing the Town's future physical, economic, and social environment. These policy goals, objectives, and land use recommendations are designed to protect and promote the overall health, welfare, and safety of existing and future residents. Protecting historic resources is a goal of the plan, although it acknowledges that the Town does not have jurisdiction over the University of Connecticut Historic District, so these recommendations are only advisory.

National Register of Historic Places Designation (National Park Service, 1988)

The original designation for the University of Connecticut Historic District outlines the extent of the historic core of the university and associated residential buildings. It describes the present and historic physical appearance of the 59 buildings – both contributing and non-contributing – comprising the district, their relationship to each other and to context, and the landscaped spaces between the buildings. It outlines the historic significance of the campus and the architectural significance of the contributing buildings, as well as the extent of the realization of Lowrie's original plan. In total, 47 contributing buildings, 1 site, and 11 non-contributing buildings comprise the historic district. All National Register of Historic Places properties are also on the Connecticut Register, managed by the State Historic Preservation Office (SHPO).

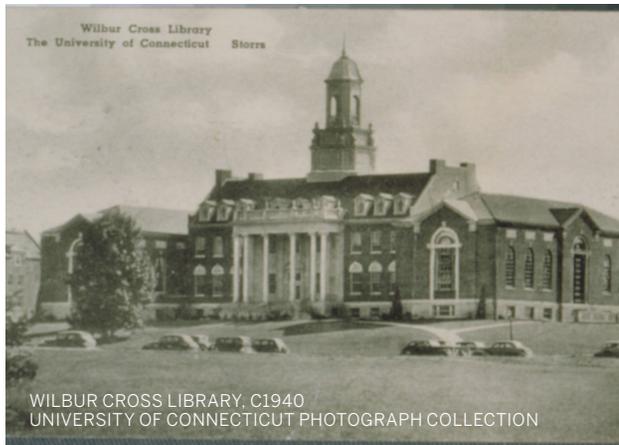
1.4 Historical Overview of UConn

"In 1880 Charles and Augustus Storrs offered 170 acres of land and \$5000 to the State of Connecticut for the establishment of a school of agriculture in the community bearing their name. The brothers were long-standing residents of the area, descendants of Samuel Storrs, who settled in the village of Storrs in 1719. The Storrs Agricultural School opened in 1881 with 13 students. In keeping with the general philosophy of providing an opportunity for the farmers sons to receive an education in the agricultural arts, entrance requirements were not rigorous and most courses were of a practical nature" (National Register of Historic Places Registration Form, 1988).

The first structures on campus were wood-framed, shingle and Queen Anne style buildings clustered around the south shore of Swan Lake (originally Duck Pond). Many of these original buildings were destroyed by fire and none remain. The earliest masonry building on campus, Storrs Hall, was constructed in 1906. Shortly thereafter, in 1910, the landscape architect Charles N. Lowrie laid out the first Master Plan for the campus. Lowrie's plan envisioned a city on a hill in a park-like setting. Paths meandered between the main buildings tying them together, Mirror Lake became a picturesque retreat, and faculty housing was strung around the edge of campus to complete the living-learning community. Remarkably, Lowrie's plan was implemented very closely to his original vision. The plan came of age 25 years later when the final building, Wilbur Cross, was constructed in 1935.

The growth of the campus began to accelerate after the Second World War when many veterans enrolled via the GI Bill. The campus expanded in all directions. Many of the residence halls still in use today were constructed at this time, as well as the Student Union, the Field House, and new academic buildings – a result of the diverse fields of study becoming available at UConn. After the baby boom, the campus saw more moderate growth, but several buildings with a significant impact on the campus were constructed during this era, including the Homer Babbidge Library and the Gant Science Complex. A second wave of major growth for the University started in the 1990s. The past two decades, spurred by the funding for the UConn 2000 Master Plan and 21st Century UConn, have seen the construction of 40% of the buildings standing on campus today, from Gampel Pavilion to the more recent Oak and Laurel Halls.

This short historical overview is necessarily brief and is intended to precede a larger study on campus heritage. Entire books can be written on the history of UConn; in fact, at least one already has. Bruce Stave's *Red Brick in the Land of Steady Habits: Creating the University of Connecticut, 1881–2006* chronicles the founding and steady change of UConn from agricultural school to esteemed national university, and is considered its official history. This and many other sources provide a rich historical account of both the place and institution.



1.5 University of Connecticut Historic District

The University of Connecticut Historic District was nominated in 1988 and officially designated by the National Register of Historic Places in 1989. The original designation noted both the historical and architectural significance of the heritage campus:

“The University of Connecticut at Storrs, the major institution of the state system for higher education, is historically significant as the first state-supported school for the study of agriculture, one of many such populist schools which were established in the United States as a result of the educational reforms of the nineteenth century and the Federal Land Grant Act of 1862 (Criterion A). The district contains a significant, exceptionally well-designed and-preserved collection of twentieth-century revival institutional architecture of the Colonial, Gothic, and Neo-Classical styles. The buildings include a major body of work by Delbert K. Perry, one of the state’s well-known institutional architects. Added significance is derived from the exceptional design and integrity of the campus plan created by the landscape architect, Charles N. Lowrie (Criterion C). A significant component of the district is the residential architecture, either built or acquired by the university, which adds historical and architectural diversity to the district through its association with the development of the school and the wider community” (National Register of Historic Places Registration Form, 1988).

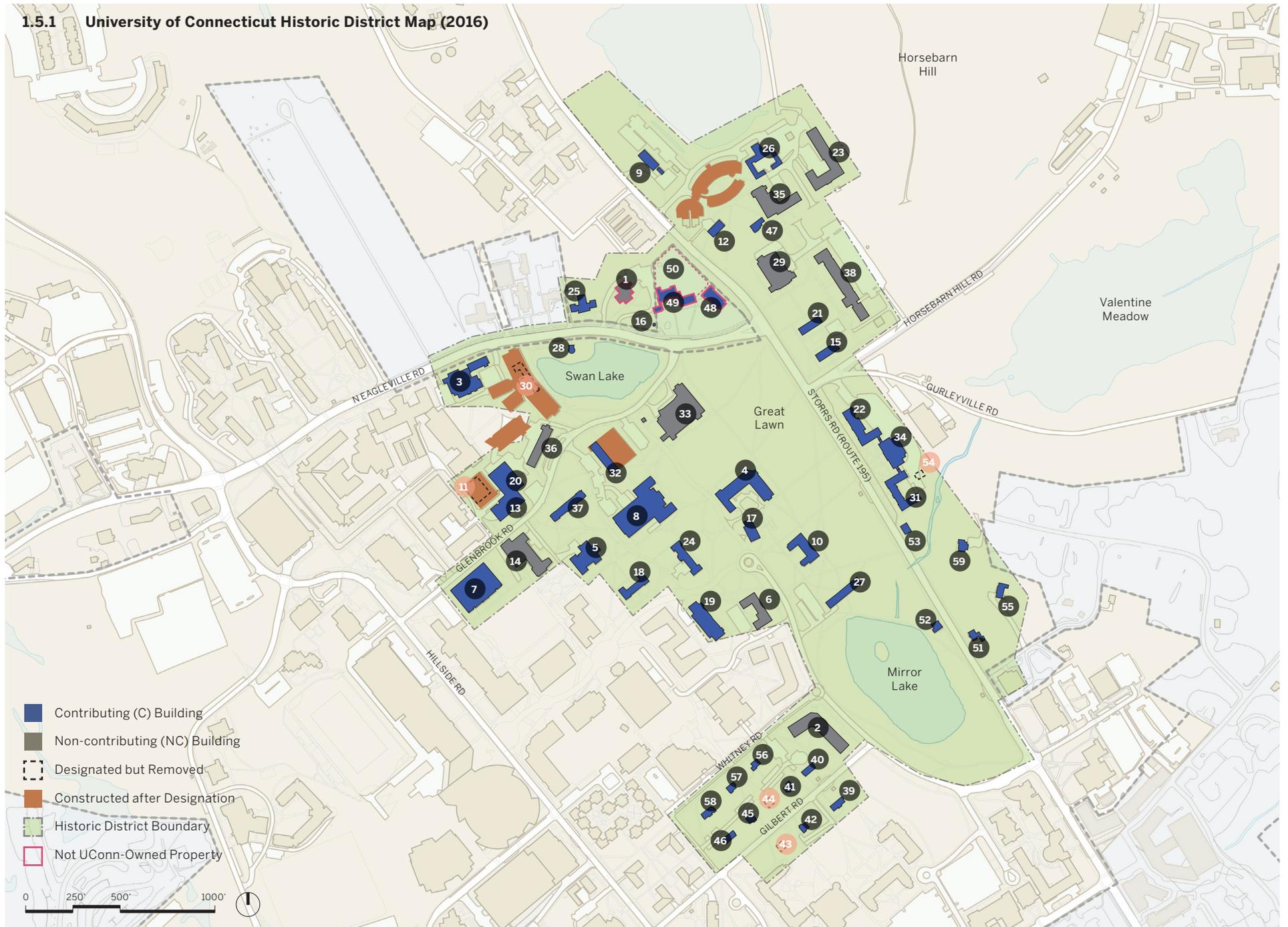
The district covers the historic core of the university and a number of adjacent residential buildings. In total, 47 Contributing buildings, 1 Site, and 11 Non-contributing buildings comprise the historic district. Three of the buildings and the sole site are not owned by the University. The original designation report describes the present and historic physical appearance of the 59 buildings – both Contributing and Non-contributing – comprising the district, their relationship to each other and to context, and the landscaped spaces between the buildings. It outlines the historic significance of the campus and the architectural significance of the Contributing buildings, as well as the extent of the realization of Lowrie’s original plan.

Since 1988, four Contributing buildings – the School of Nursing, Office of Facilities, and two Faculty Row cottages – and one Non-Contributing building – the Baker Cottage – have been removed. The Fire Department/Power Plant and Heating Plant have been substantially altered and incorporated into a larger Central Utility Plant. Five new buildings have been constructed within the district since the designation, including the Cogeneration Plant, Engineering Sciences Building, Chemistry Building, Advanced Biotechnology Laboratory, and the new Widmer Wing of Storrs Hall.

The buildings are numbered as follows and identified on the map on the next page:

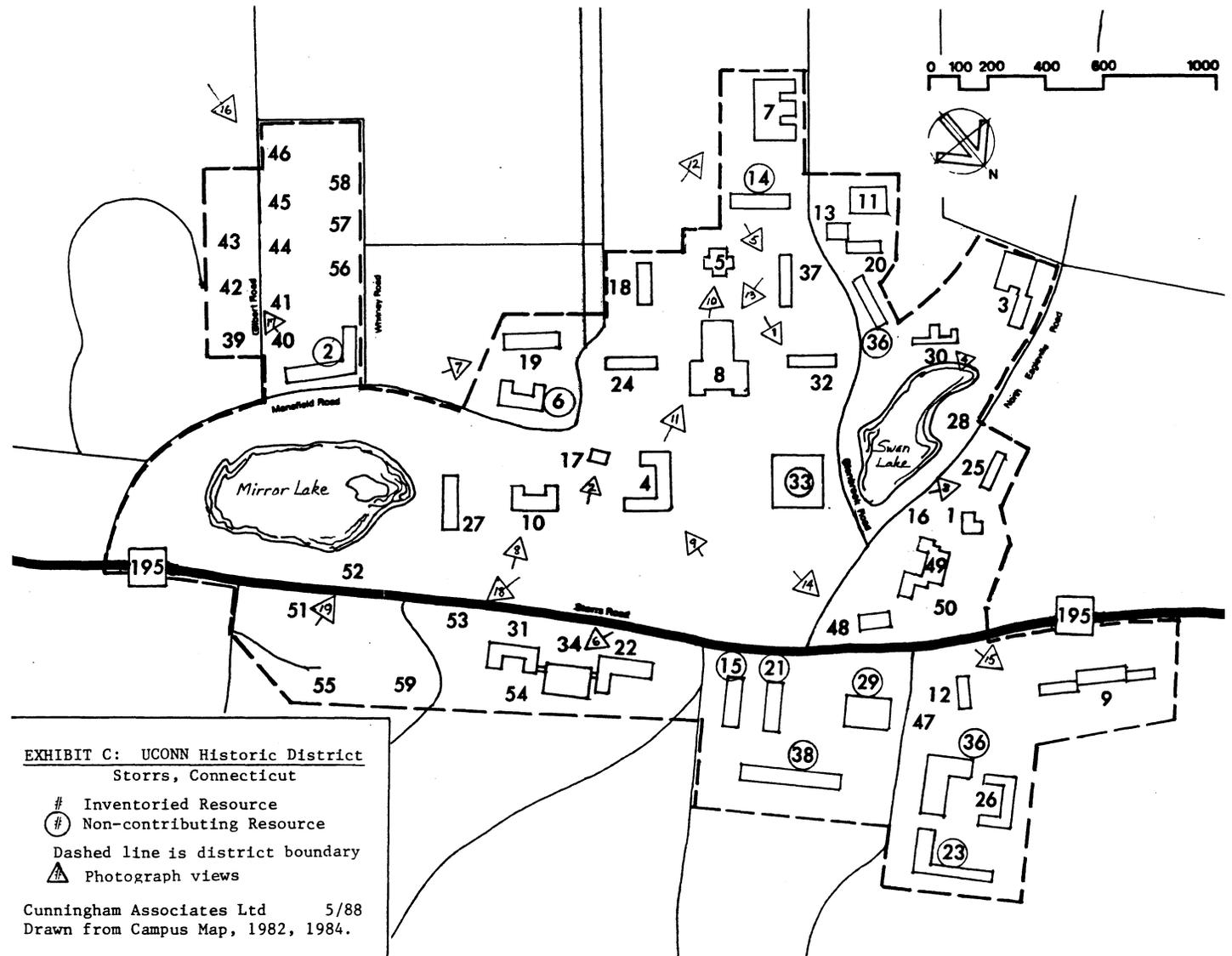
1. Admissions/Mechanic Arts
2. Arjona Building
3. Atwater Laboratory
4. Beach Hall
5. William Benton Museum/Dining Hall
6. John J. Budds Building
7. F.L. Castleman/Engineering I
8. Wilbur Cross Library
9. Dairy Barn
10. Design & Resource Management
11. Office of Facilities
12. Farm Machinery Building
13. Fire Department/Power Plant
14. Gentry Building
15. Grange Hall
16. Grange Shelter Pavilion
17. Gulley Hall/Horticulture Building
18. William Henry Hall Dormitory
19. Hawley Armory
20. Heating Plant
21. Elizabeth Hicks Hall
22. Holcomb Hall/Women’s Building
23. Jones Building
24. Koons Hall
25. Lakeside Apartments
26. Landscaping Building/Motor Pool
27. Manchester Hall
28. Planetarium
29. Radcliff-Hicks Building
30. School of Nursing/Infirmary
31. Sprague Hall
32. Storrs Hall
33. Waring Chemistry Laboratory
34. Whitney Hall
35. White Building
36. Williams Health Services
37. Wood Hall
38. W.B. Young Building
39. Cottage #22 & 23
40. Cottage #15 & 16
41. House 28
42. Cottage #11
43. Cottage #21
44. Cottage #9
45. Cottage #10
46. Cottage #22
47. Phelps House/House #41
48. Storrs Congregational Church
49. Congregational Community House
50. Old Storrs Cemetery (Site)
51. Blake House/Prof. Prattmen House
52. International House/John Gilbert Jr. House
53. Honors House/Cordial Storrs House
54. House #1/Baker Cottage
55. President’s House
56. Whitney House #2/E.M. Whitney House
57. Urban Research/Cottage #7 & 14
58. Cottage #15/Cottage #8 & 9
59. Esten House/House #6

1.5.1 University of Connecticut Historic District Map (2016)



**1.5.2 National Park Service
Designation Map (1988)**

This reference map was included with the designation form submitted to the National Register of Historic Places. It shows Contributing and Non-contributing resources, as well as the proposed district boundary.



1.6 Regulatory Context

1.6.1 National Register of Historic Places

The University of Connecticut Historic District is designated and overseen by the National Register of Historic Places, a division of the National Park Service and part of the US Department of the Interior. Federal Regulation 36 CFR 60 (effective 1981) authorizes the National Register of Historic Places, and is excerpted below. In order to qualify for historic designation – and in order for future areas to be considered for designation, if necessary or desirable – the district must meet a set of evaluation criteria as described below. Once listed, changes to an established boundary or removal or major changes to individual properties are also subject to these regulations.

Listing in the National Register of Historic Places DOES

- Provide formal recognition of a property's historical, architectural, or archaeological significance based on national standards used by every state. Results include:
 - Become part of the National Register Archives, a public, searchable database that provides a wealth of research information.
 - Encourage preservation of historic resources by documenting a property's historic significance.
 - Provide opportunities for specific preservation incentives, such as federal preservation grants for planning and rehabilitation, federal investment tax credits, preservation easements to nonprofit organizations, and International Building Code fire and life safety code alternatives
 - Open up possible State tax benefit and grant opportunities.
 - Involve the Advisory Council on Historic Preservation when a Federal agency project may affect historic property.

Listing in the National Register of Historic Places DOES NOT

- Place obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.
- Lead to public acquisition or require public access.
- Automatically invoke local historic district zoning or local landmark designation.

A property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object.

Sec. 60.4 Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. 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; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Sec. 60.14 Changes and Revisions to Properties Listed in the National Register

(a) Boundary changes

- (1) A boundary alteration shall be considered as a new property nomination. All forms, criteria and procedures used in nominating a property to the National Register must be used. In the case of boundary enlargements only those owners in the newly nominated as yet unlisted area need be notified and will be counted in determining whether a majority of private owners object to listing. In the case of a diminution of a boundary, owners shall be notified as specified in Sec. 60.15 concerning removing properties from the National Register. A professionally justified recommendation by the State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program shall be presented to NPS. During this process, the property is not taken off the National Register. If the Keeper or his or her designee finds the recommendation in accordance with the National Register criteria for evaluation, the change will be accepted. If the boundary change is not accepted, the old boundaries will remain. Boundary revisions may be appealed as provided for in Sec. Sec. 60.12 and 60.15.
- (2) Four justifications exist for altering a boundary: Professional error in the initial nomination, loss of historic integrity, recognition of additional significance, additional research documenting that a larger or smaller area should be listed. No enlargement of a boundary should be recommended unless the additional area possesses previously unrecognized significance in American history, architecture, archeology, engineering or culture. No diminution of a boundary should be recommended unless the properties being removed do not meet the National Register criteria for evaluation. Any proposal to alter a boundary has to be documented in detail including photographing the historic resources falling between the existing boundary and the other proposed boundary.

(b) Relocating properties listed in the National Register

- (1) Properties listed in the National Register should be moved only when there is no feasible alternative for preservation. When a property is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment.
- (2) If it is proposed that a property listed in the National Register be moved and the State Historic Preservation Officer, Federal agency for a property under Federal ownership or control, or person or local government where there is no approved State Historic Preservation Program, wishes the property to remain in the National Register during and after the move, the State Historic Preservation Officer or Federal Preservation Officer having ownership or control or person or local government where there is no approved State Historic Preservation Program, shall submit documentation to NPS prior to the move. The documentation shall discuss:
 - (i) The reasons for the move;
 - (ii) The effect on the property's historical integrity;
 - (iii) The new setting and general environment of the proposed site, including evidence that the proposed site does not possess historical or archaeological significance that would be adversely affected by the intrusion of the property; and
 - (iv) Photographs showing the proposed location.
- (3) Any such proposal with respect to the new location shall follow the required notification procedures, shall be approved by the State Review Board if it is a State nomination and shall continue to follow normal review procedures. The Keeper shall also follow the required notification procedures for nominations. The Keeper shall respond to a properly documented request within 45 days of receipt from the State Historic Preservation Officer or Federal Preservation Officer, or within 90 days of receipt from a person or local government where there is no approved State Historic Preservation Program, concerning whether or not the move is approved. Once the property is moved, the State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program shall submit to the Keeper for review:
 - (i) A letter notifying him or her of the date the property was moved;
 - (ii) Photographs of the property on its new site; and
 - (iii) Revised maps, including a U.S.G.S. map,
 - (iv) Acreage, and
 - (v) Verbal boundary description.

The Keeper shall respond to a properly documented submittal within 45 days of receipt with the final decision on whether the property will remain in the National Register. If the Keeper approves the move, the property will remain in the National Register during and after the move unless the integrity of the property is in some unforeseen manner destroyed. If the Keeper does not approve the move, the property will be automatically deleted from the National Register when moved. In cases of properties removed from the National Register, if the State, Federal agency, or person or local government where there is no approved State Historic Preservation Program has neglected to obtain prior approval for the move or has evidence that previously unrecognized significance exists, or has accrued, the State, Federal agency, person or local government may resubmit a nomination for the property.

- (4) In the event that a property is moved, deletion from the National Register will be automatic unless the above procedures are followed prior to the move. If the property has already been moved, it is the responsibility of the State, Federal agency or person or local government which nominated the property to notify the National Park Service. Assuming that the State, Federal agency or person or local government wishes to have the structure reentered in the National Register, it must be nominated again on new forms which should discuss:
 - (i) The reasons for the move;
 - (ii) The effect on the property's historical integrity, and
 - (iii) The new setting and general environment, including evidence that the new site does not possess historical or archaeological significance that would be adversely affected by intrusion of the property. In addition, new photographs, acreage, verbal boundary description and a U.S.G.S. map showing the structure at its new location must be sent along with the revised nomination. Any such nomination submitted by a State must be approved by the State Review Board.
- (5) Properties moved in a manner consistent with the comments of the Advisory Council on Historic Preservation, in accord with its procedures (36 CFR part 800), are granted as exception to Sec. 60.12(b). Moving of properties in accord with the Advisory Council's procedures should be dealt with individually in each memorandum of agreement. In such cases, the State Historic Preservation Officer or the Federal Preservation Officer, for properties under Federal ownership or control, shall notify the Keeper of the new location after the move including new documentation as described above.

Sec. 60.15 Removing properties from the National Register.

- (a) Grounds for removing properties from the National Register are as follows:
- (1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing;
 - (2) Additional information shows that the property does not meet the National Register criteria for evaluation;
 - (3) Error in professional judgment as to whether the property meets the criteria for evaluation; or
 - (4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the Federal Register.
- (b) Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section.
- (c) Any person or organization may petition in writing for removal of a property from the National Register by setting forth the reasons the property should be removed on the grounds established in paragraph (a) of this section. With respect to nominations determined eligible for the National Register because the owners of private property object to listing, anyone may petition for reconsideration of whether or not the property meets the criteria for evaluation using these procedures. Petitions for removal are submitted to the Keeper by the State Historic Preservation Officer for State nominations, the Federal Preservation Officer for Federal nominations, and directly to the Keeper from persons or local governments where there is no approved State Historic Preservation Program.

(d) Petitions submitted by persons or local governments where there is no approved State Historic Preservation Program shall include a list of the owner(s). In such cases the Keeper shall notify the affected owner(s) and the chief elected local official and give them an opportunity to comment. For approved State programs, the State Historic Preservation Officer shall notify the affected owner(s) and chief elected local official and give them an opportunity to comment prior to submitting a petition for removal. The Federal Preservation Officer shall notify and obtain the comments of the appropriate State Historic Preservation Officer prior to forwarding an appeal to NPS. All comments and opinions shall be submitted with the petition.

(e) The State Historic Preservation Officer or Federal Preservation Officer shall respond in writing within 45 days of receipt to petitions for removal of property from the National Register. The response shall advise the petitioner of the State Historic Preservation Officer's or Federal Preservation Officer's views on the petition.

(f) A petitioner desiring to pursue his removal request must notify the State Historic Preservation Officer or the Federal Preservation Officer in writing within 45 days of receipt of the written views on the petition.

(g) The State Historic Preservation Officer may elect to have a property considered for removal according to the State's nomination procedures unless the petition is on procedural grounds and shall schedule it for consideration by the State Review Board as quickly as all notification requirements can be completed following procedures outlined in Sec. 60.6, or the State Historic Preservation Officer may elect to forward the petition for removal to the Keeper with his or her comments without State Review Board consideration.

(h) Within 15 days after receipt of the petitioner's notification of intent to pursue his removal request, the State Historic Preservation Officer shall notify the petitioner in writing either that the State Review Board will consider the petition on a specified date or that the petition will be forwarded to the Keeper after notification requirements have been completed. The State Historic Preservation Officer shall forward the petitions to the Keeper for review within 15 days after notification requirements or Review Board consideration, if applicable, have been completed.

(i) Within 15 days after receipt of the petitioner notification of intent to pursue his petition, the Federal Preservation Officer shall forward the petition with his or her comments and those of the State Historic Preservation Officer to the Keeper.

(j) The Keeper shall respond to a petition for removal within 45 days of receipt, except where the Keeper must notify the owners and the chief elected local official. In such cases the Keeper shall respond within 90 days of receipt. The Keeper shall notify the petitioner and the applicable State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program, of his decision. The State Historic Preservation Officer or Federal Preservation Officer transmitting the petition shall notify the petitioner, the owner(s), and the chief elected local official in writing of the decision. The Keeper will provide such notice for petitions from persons or local governments where there is no approved State Historic Preservation Program. The general notice may be used for properties with more than 50 owners. If the general notice is used it shall be published in one or more newspapers with general circulation in the area of the nomination.

(k) The Keeper may remove a property from the National Register on his own motion on the grounds established in paragraph (a) of this section, except for those properties listed in the National Register prior to December 13, 1980, which may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section. In such cases, the Keeper will notify the nominating authority, the affected owner(s) and the applicable chief elected local official and provide them an opportunity to comment. Upon removal, the Keeper will notify the nominating authority of the basis for the removal. The State Historic Preservation Officer, Federal Preservation Officer, or person or local government which nominated the property shall notify the owner(s) and the chief elected local official of the removal.

(l) No person shall be considered to have exhausted administrative remedies with respect to removal of a property from the National Register until the Keeper has denied a petition for removal pursuant to this section.

1.6.2 Connecticut State Register of Historic Places

The State Register of Historic Places lists structures and sites that characterize the historical development of Connecticut. It was authorized by Connecticut General Statute 10-321(b)(2), which defined the Register as an “itemized list locating and classifying historic structures and landmarks throughout the state.” It uses similar listing criteria as the National Register, except that special-case considerations are not applicable.

Criteria for Listing

Connecticut’s State Register includes districts; sites; buildings; structures and objects of national, state or local significance. These resources must possess integrity of location, design, setting, materials, workmanship, feeling and association and:

1. That are associated with events that have made a significant contribution to our history and the lives of persons significant in our past; or
2. 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; or
3. That have yielded, or may be likely to yield, information important in prehistory or history.

Methods of Listing

- Properties that were surveyed in 1967-68 state inventory were adopted by the predecessor of the Historic Preservation Council in 1975
- Properties that have been listed on the National Register of Historic Places are automatically listed on the State Register
- Properties included in local historic district or historic property study reports that have received favorable recommendation by the State Historic Preservation Office pursuant to Section 7-147b of the Connecticut General Statutes are listed on the State Register of Historic Places.
- Properties that have been submitted to the Historic Preservation Council for consideration will be listed upon approval.

The State Register DOES

- Identify historically significant buildings structures, sites, objects, and districts according to the State Register Criteria for Evaluation.
- Encourage the preservation of historic properties by documenting the significance of historic properties and by lending support to local preservation activities.

- Enable State and local agencies to consider historic properties in the early stages of planning projects.
- Provide for the review of State-funded or assisted projects which may affect historic properties.
- Make owners of historic properties eligible to apply for State restoration funds.
- Provide for special consideration under State Building and Fire Codes for historic properties.
- Provide for special consideration under the Americans with Disabilities Act.
- Provide for review under State Lead Poisoning law for historic properties requiring abatement.

The State Register DOES NOT

- Restrict the rights of private owners in the use or development of private historic property.
- Lead automatically to historic district designation under Connecticut General Statutes Sec. 7-147.
- Force Federal, State, local or private projects to be stopped.
- Provide for review of local or privately funded projects which may affect historic properties.
- Guarantee that grant funds will be available for all significant historic properties.
- Provide automatic tax benefits to owners of historic properties.

Connecticut Environmental Protection Act

It should be noted that under the Connecticut Environmental Protection Act (C.G.S. Chapter 439, Sec. 22a-19a), any individual or entity can file suit in Superior Court to challenge the “unreasonable destruction of historic structures and landmarks” that are listed on the National Register of Historic Places.

Connecticut Trust for Historic Preservation

The CT Trust for Historic Preservation preserves, protects, and promotes the buildings, sites, structures, and landscapes that contribute to the heritage and vitality of Connecticut communities. It advocates for preservation and provides technical assistance and grants throughout the state. The Trust partners with SHPO on these initiatives and is an important part of any process involving designated historic buildings or districts.

1.6.3 Local Plans and Regulations

The Town of Mansfield's 2016 document *Mansfield Tomorrow: Plan of Conservation and Development* outlines goals related to community heritage that should be considered for their relationship to heritage buildings and landscapes at UConn. However, because the University of Connecticut Historic District is not a locally designated district, the town does not retain any regulatory oversight of UConn. As such, these goals are merely advisory.

Goal 4.1: Mansfield honors and preserves its historic resources by protecting them for future generations.

- A. Expand community awareness of Mansfield's historic resources and how they are protected
- B. Strengthen protection of properties in locally designated historic districts
- C. Continue to protect villages and other areas with significant historic, cultural and scenic value

Goal 4.2: Mansfield's land use regulations maintain rural character in the majority of town, protect historic resources and accommodate future growth in smart growth, compact patterns in designated Mixed Use Centers and Compact Residential areas.

- A. Strengthen regulations in rural areas to maintain rural character and densities in areas traversed by public utility lines
- B. Update zoning and subdivision regulations for general rural districts to promote preservation of natural resources and landscape values
- C. Create regulations for historic villages that distinguish them from Rural Residential/Agriculture/Forestry areas
- D. Strengthen protections for historic and cultural features
- E. Establish regulations that encourage compact, village style development in designated Mixed-Use Center and Compact Residential areas with public water and sewer

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2.0 Documentation

2.1 Inventory of Heritage Buildings

2.1.1 Overview

The buildings within the University of Connecticut Historic District do not reflect a single dominant architectural approach or style. A varied collection of buildings have been added to the district over the last 135 years, resulting in a lively mix of architectural styles, typologies, materials, and historical significance. The National Register designation summarizes the importance of these buildings, taken together, noting:

“The significance and integrity of the historic institutional architecture of the district as a whole is exceptional. Although executed in several different styles over a period of years, all the buildings are architecturally compatible twentieth-century revivals. A harmonious continuum is maintained through the use of similar materials and architectural forms. As a group, the buildings are well balanced with the similar massing of the forms and spatial relationships. While they vary in height and size, their relative scale and mass is coordinated. Some of this balance is achieved by Lowrie’s siting of the buildings, but much of it can be attributed to the skills of the architects. None of them was working from a clean slate. In addition to the masonry buildings being built or commissioned through 1929, a number of the original wood-framed buildings were still in place during that period.

[...]

The integrity of the historic campus plan has survived through a period of record growth. The university has expanded dramatically since 1945, with 18,000 students now in attendance. For the most part this growth has been accommodated [sic] by the construction of modern buildings around the historic core, leaving it substantially intact. The newer buildings for both residential and academic use have been compatibly scaled. Like most of the non-contributing buildings in the district, some have been designed in a compatible architectural style. Two notable exceptions have been constructed; one inside the district and the other to the southeast. The juxtaposition of the Arjona Building next to the cottages of Faculty Row is unfortunate as this massive building is overwhelming and is a visual intrusion on the original intimate scale of this group. The Homer Babbidge Library outside the district is even less sensitive to the scale and architecture of the campus as a whole, but because of its placement, it does not have a direct impact on the district” (National Register of Historic Places Registration Form, 1988).

2.1.2 Architectural Styles

Generally, the architectural styles evidenced within the University of Connecticut Historic District include:

- *Georgian*: marked by symmetry and proportion based on classical Greek and Roman architecture brought to smaller and more modest buildings
- *Colonial / Colonial Revival*: an American movement that draws significantly from Georgian architecture of Great Britain. Buildings often have elaborate front doors with decorative crown pediments, symmetrical windows, and columned porches.
- *Gothic / Collegiate Gothic*: a historicist style taking inspiration from English Tudor and Gothic buildings, it includes features such as pointed arches, buttresses, crenellation, tall windows, tracery, and heavily rusticated walls.
- *Neo-Classical*: a style derived from the architecture of classical antiquity, such as Vitruvian and Palladian principles. It emphasizes individual features that maintain their own unique identity.
- *Shingle / Craftsman*: a language of houses that uses surfaces and massing of colonial houses to emulate a weathered look on new buildings.
- *Utilitarian*: marked by function rather than a pre-defined form or style.
- *Modern Institutional*: simple masonry or concrete buildings lacking the ornamentation or historicism of other campus buildings.

2.1.3 Building Inventory

The following pages detail each of the buildings within the University of Connecticut Historic District, both Contributing and Non-Contributing. It notes relevant historic details – such as date of construction, architect (where known), and style – as well as current and former uses. Numbering is based on the National Register of Historic Places designation, which is listed and mapped in Section 1.5 of this report; numbers do not match the current campus system of building numbering, so official acronyms (where applicable) are also listed for reference. The intent is to provide a single repository for building information, which can be expanded upon with additional details in future heritage planning on the main campus. Blank spaces indicate that information is unknown or not assessed at this time.

Unless noted otherwise, all photographs were taken on-site on September 1, 2016. Buildings without photographs have been removed or replaced since the original designation. An additional property on the main campus but outside the University of Connecticut Historic District Boundary – Farwell (Jacobson) Barn – is included and has separate designation as a historic building on the National Register.

01 – Islamic Center

Current Name:	Islamic Center
Historic Name:	Admissions / Mechanic Arts
Date of Construction:	1910
Architect(s):	
Style:	Utilitarian
Type of Structure:	
Current Use(s):	Student Services
Original Use(s):	Dining Hall / Academic + Teaching
Gross Square Footage:	
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	N/A
Notes:	No longer owned by UConn



02 – Arjona Building (ARJ)

Current Name:	Jaime Homero Arjona Building
Historic Name:	Arjona Building
Date of Construction:	1959 / renovated 2013
Architect(s):	
Style:	Modern
Type of Structure:	
Current Use(s):	Academic + Teaching
Original Use(s):	Academic + Teaching
Gross Square Footage:	68,616 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	Mirror Lake and environs
Notes:	



03 – Atwater Laboratory (ATWR)

Current Name:	Wilbur O. Atwater Laboratory
Historic Name:	Atwater Laboratory
Date of Construction:	1930 / renovated 1989
Architect(s):	
Style:	Colonial Revival
Type of Structure:	
Current Use(s):	Science
Original Use(s):	Academic + Teaching
Gross Square Footage:	44,178 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Special tree (Sweetbay Magnolia) at NE entry
Notes:	Pathobiology Lab expansion was added in 1950



04 – Beach Hall (BCH)

Current Name:	Charles Lewis Beach Hall
Historic Name:	Beach Hall
Date of Construction:	1929
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Science
Original Use(s):	Academic + Teaching
Gross Square Footage:	103,988 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Founder's Green / Great Lawn Special trees at NW (White Oak) and W (Black Tupelo) Informal paths and lawns within original Lowrie quadrangle
Notes:	



05 – Benton Museum of Art (WBMA)

Current Name:	William Benton Museum of Art
Historic Name:	Dining Hall
Date of Construction:	1920 / renovated 2010
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Library / Museum
Original Use(s):	Dining Hall
Gross Square Footage:	28,564 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Benton Garden Special tree (Umbrella Pine) at SW corner Informal paths and lawns within original Lowrie quadrangle
Notes:	



06 – Budds Building (BUD)

Current Name:	John J. Budds Building
Historic Name:	John J. Budds Building
Date of Construction:	1950
Architect(s):	
Style:	20 th Century Institutional
Type of Structure:	
Current Use(s):	Administration
Original Use(s):	
Gross Square Footage:	26,478 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	Special tree (Japanese Maple) at NE corner
Notes:	



07 – Castleman Building (CAST)

Current Name:	Francis L. Castleman Building
Historic Name:	Engineering I
Date of Construction:	1941 / renovated 1996
Architect(s):	
Style:	Neo-Classical
Type of Structure:	
Current Use(s):	Science
Original Use(s):	Science
Gross Square Footage:	58,992 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	N/A
Notes:	Expansion (not historic) was added in 1996



08 – Wilbur Cross Building (WCB)

Current Name:	Wilbur Cross Building
Historic Name:	Wilbur Cross Library
Date of Construction:	1935, 1965
Architect(s):	Frederick Dixon (Department of Public Works)
Style:	Neo-Classical
Type of Structure:	
Current Use(s):	Student Services
Original Use(s):	Library
Gross Square Footage:	112,210 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Founder's Green Benton Garden Special trees at SE (Chinese Quince), S (Shingle Oak), NE (Lacebark Elm), and N (Japanese Pagoda Tree) Informal paths and lawns within original Lowrie quadrangle

Notes:



09 – Dairy Barn (BARN)

Current Name:	Dairy Barn
Historic Name:	Dairy Barn
Date of Construction:	1913-17
Architect(s):	
Style:	Barn
Type of Structure:	
Current Use(s):	Mothballed
Original Use(s):	Agriculture
Gross Square Footage:	9,382 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Horsebarn Hill
Notes:	



10 – Family Studies Building (FSB)

Current Name:	Family Studies Building
Historic Name:	Home Economics Building / Design & Resource Management
Date of Construction:	1942
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Academic + Teaching
Original Use(s):	Academic + Teaching
Gross Square Footage:	36,035 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Great Lawn Special tree (Manchurian Fir) at NE corner
Notes:	



11 – Office of Facilities

Current Name:	N/A – removed
Historic Name:	Office of Facilities
Date of Construction:	1925
Architect(s):	
Style:	Utilitarian
Type of Structure:	N/A
Current Use(s):	N/A
Original Use(s):	Office
Gross Square Footage:	N/A
Historic Status:	UConn Historic District: Contributing (C), formerly
Notable Landscapes:	N/A
Notes:	Replaced by Cogen Facility in 2006

12 – Klinck Building (KLIN)

Current Name:	Merle S. Klinck Building
Historic Name:	Farm Machinery Building
Date of Construction:	1915
Architect(s):	
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Offices
Original Use(s):	Storage
Gross Square Footage:	7,350 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Agricultural Quad
Notes:	



13/20 – Central Utility Plant (CUP)

Current Name:	Central Utility Plant (CUP)
Historic Name:	Fire Department / Power Plant / Heating Plant
Date of Construction:	1917
Architect(s):	
Style:	Utilitarian
Type of Structure:	
Current Use(s):	Power Plant
Original Use(s):	Power Plant
Gross Square Footage:	
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	N/A
Notes:	CUP refers to complex of buildings including the Heating and Power Plant and Cogeneration Chiller Facility. The Fire Department is no longer housed here.



14 – Gentry Building (GENT)

Current Name:	Charles B. Gentry Building
Historic Name:	Gentry Building
Date of Construction:	1970
Architect(s):	
Style:	Modern Institutional
Type of Structure:	
Current Use(s):	Academic + Teaching
Original Use(s):	Academic + Teaching
Gross Square Footage:	121,876 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	
Notes:	LEED Silver



15 – Grange Hall (GERH)

Current Name:	Grange East Residence Hall
Historic Name:	Grange Hall
Date of Construction:	1950
Architect(s):	
Style:	Modern Neo-Classical
Type of Structure:	
Current Use(s):	Residence
Original Use(s):	Residence
Gross Square Footage:	16,964 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	
Notes:	



16 – Grange Shelter Pavilion

Current Name:	Grange Shelter Pavilion
Historic Name:	Grange Shelter Pavilion
Date of Construction:	1937
Architect(s):	
Style:	N/A
Type of Structure:	
Current Use(s):	Outdoor Pavilion
Original Use(s):	Outdoor Pavilion
Gross Square Footage:	
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	
Notes:	



17 – Gulley Hall (GUL)

Current Name:	Albert Gurdon Gulley Hall
Historic Name:	Horticulture Building
Date of Construction:	1908 / renovated 1964
Architect(s):	
Style:	Georgian Revival
Type of Structure:	
Current Use(s):	Administration
Original Use(s):	Science
Gross Square Footage:	15,404
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	President's Garden
Notes:	



18 – Hall Building (HALL)

Current Name:	William H. Hall Building
Historic Name:	William Henry Hall Dormitory
Date of Construction:	1927
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Academic + Teaching
Original Use(s):	Residence
Gross Square Footage:	29,015 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Informal paths and lawns within original Lowrie quadrangle
Notes:	



19 – Hawley Armory (HAWL)

Current Name:	Willis Nichols Hawley Armory
Historic Name:	Hawley Armory
Date of Construction:	1915
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Gothic
Type of Structure:	
Current Use(s):	Athletics / Recreation
Original Use(s):	
Gross Square Footage:	43,631 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	
Notes:	



21 – Hicks Hall (EHRH)

Current Name:	Elizabeth Hicks Residence Hall
Historic Name:	Elizabeth Hicks Hall
Date of Construction:	1950
Architect(s):	
Style:	Modern Institutional
Type of Structure:	
Current Use(s):	Residence
Original Use(s):	Residence
Gross Square Footage:	15,445 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	Special tree (Dawn Redwood) at east side
Notes:	



22 – Holcomb Hall (MHRH)

Current Name:	Marcus Holcomb Residence Hall
Historic Name:	Women's Building
Date of Construction:	1922
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Residence
Original Use(s):	Residence
Gross Square Footage:	42,522 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	N/A
Notes:	



23 – Jones Building (JONS)

Current Name:	Roy E. Jones Building
Historic Name:	Jones Building
Date of Construction:	1965
Architect(s):	
Style:	Modern Institutional
Type of Structure:	
Current Use(s):	Science
Original Use(s):	Science
Gross Square Footage:	25,998 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	Horsebarn Hill
Notes:	



24 – Koons Hall (KNS)

Current Name:	Benjamin Franklin Koons Hall
Historic Name:	Koons Hall
Date of Construction:	1913
Architect(s):	Davis and Brooks
Style:	Colonial Revival
Type of Structure:	
Current Use(s):	Science
Original Use(s):	Science
Gross Square Footage:	28,450 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Special tree (Goldenrain Tree) at east lawn area Informal paths and lawns within original Lowrie quadrangle

Notes:



25 – Lakeside Building (LAKE)

Current Name:	Lakeside Building
Historic Name:	Lakeside Apartments
Date of Construction:	1931 / renovated 2009
Architect(s):	
Style:	Colonial Revival
Type of Structure:	
Current Use(s):	Administration
Original Use(s):	Residence
Gross Square Footage:	23,905 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	N/A

Notes:



26 – Landscaping Barn (LAND)

Current Name:	Landscaping Services
Historic Name:	Motor Pool
Date of Construction:	1922
Architect(s):	
Style:	Colonial Revival Barn
Type of Structure:	
Current Use(s):	Support / Utility
Original Use(s):	Agriculture
Gross Square Footage:	12,655 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Horsebarn Hill
Notes:	



27 – Manchester Hall (MAN)

Current Name:	Harry Grant Manchester Hall
Historic Name:	Manchester Hall
Date of Construction:	1940
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Academic + Teaching
Original Use(s):	Academic + Teaching
Gross Square Footage:	28,864 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Mirror Lake Great Lawn
Notes:	



28 – Planetarium

Current Name:	Planetarium
Historic Name:	Planetarium
Date of Construction:	1940
Architect(s):	
Style:	Utilitarian
Type of Structure:	
Current Use(s):	Research
Original Use(s):	Research
Gross Square Footage:	582 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Swan Lake Special tree (Bald Cypress) at edge of Swan Lake

Notes:



29 – Ratcliffe-Hicks Building (RHBA)

Current Name:	Ratcliffe-Hicks Building and Arena
Historic Name:	Ratcliffe-Hicks Building
Date of Construction:	1951-55
Architect(s):	
Style:	Neo-Classical
Type of Structure:	
Current Use(s):	Academic + Teaching / Arena
Original Use(s):	Science
Gross Square Footage:	32,355 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	Agricultural Quad

Notes:



30 – School of Nursing / Infirmary

Current Name:	N/A – removed
Historic Name:	School of Nursing / Infirmary
Date of Construction:	1919
Architect(s):	
Style:	Colonial Revival
Type of Structure:	N/A
Current Use(s):	N/A
Original Use(s):	Academic + Teaching
Gross Square Footage:	N/A
Historic Status:	UConn Historic District: Contributing (C), formerly
Notable Landscapes:	N/A
Notes:	Replaced with Chemistry Building in 1998

31 – Sprague Hall (SRH)

Current Name:	M. Estella Sprague Residence Hall
Historic Name:	Sprague Hall
Date of Construction:	1942
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Residence
Original Use(s):	Residence
Gross Square Footage:	43,049 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	
Notes:	



32 – Storrs Hall (STRS)

Current Name:	Augustus Storrs Hall
Historic Name:	Storrs Hall
Date of Construction:	1906 / renovated 2012
Architect(s):	Davis and Brooks
Style:	Colonial Revival
Type of Structure:	
Current Use(s):	Academic + Teaching
Original Use(s):	Academic + Teaching
Gross Square Footage:	51,003 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Informal paths and lawns within original Lowrie quadrangle Special tree (Common Hackberry) at NE corner
Notes:	Widmer Wing (not historic) was added in 2012 and is LEED Certified



33 – Austin Building (AUST)

Current Name:	Philip E. Austin Building
Historic Name:	Waring Chemistry Laboratory
Date of Construction:	1959
Architect(s):	
Style:	Modern Institutional
Type of Structure:	
Current Use(s):	Academic + Teaching
Original Use(s):	Science
Gross Square Footage:	121,037 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	Founder's Green / Great Lawn Informal paths and lawns within original Lowrie quadrangle
Notes:	



34 – Whitney Hall (WRH)

Current Name:	Edwina Whitney Residence Hall
Historic Name:	Whitney Hall
Date of Construction:	1939
Architect(s):	
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Residence / Dining
Original Use(s):	Residence / Dining
Gross Square Footage:	39,724 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	
Notes:	



35 – White Building (WITE)

Current Name:	George C. White Building
Historic Name:	White Building
Date of Construction:	1965
Architect(s):	
Style:	Modern Institutional
Type of Structure:	
Current Use(s):	Science
Original Use(s):	Science
Gross Square Footage:	38,301 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	Special tree (Castor-aralia) at south lawn area
Notes:	



36 – Williams Health Services (WSH)

Current Name:	Hilda May Williams Student Health Services
Historic Name:	Williams Health Services / Infirmary
Date of Construction:	1965
Architect(s):	
Style:	Modern Institutional
Type of Structure:	
Current Use(s):	Student Services
Original Use(s):	Student Services
Gross Square Footage:	28,068 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	N/A
Notes:	



37 – Wood Hall (WOOD)

Current Name:	Walter Childs Wood Hall
Historic Name:	Wood Hall
Date of Construction:	1940
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Collegiate Gothic
Type of Structure:	
Current Use(s):	Academic + Teaching
Original Use(s):	Academic + Teaching
Gross Square Footage:	28,475 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Informal paths and lawns within original Lowrie quadrangle
Notes:	



38 – W.B. Young Building (YNG)

Current Name:	W.B. Young Building
Historic Name:	W.B. Young Building
Date of Construction:	1953 / renovated 2013
Architect(s):	
Style:	Modern Neo-Classical
Type of Structure:	
Current Use(s):	Science
Original Use(s):	Science
Gross Square Footage:	71,938 SF
Historic Status:	UConn Historic District: Non-contributing (NC)
Notable Landscapes:	Special tree (European Larch) at NW corner
Notes:	



39 – 2 Gilbert Road

Current Name:	2 Gilbert Road
Historic Name:	Cottage #22 & 23
Date of Construction:	1917
Architect(s):	
Style:	Colonial Revival
Type of Structure:	Wood frame house on fieldstone foundation
Current Use(s):	Not Occupied
Original Use(s):	Residence
Gross Square Footage:	
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	
Notes:	Also referred to as 4 Gilbert Road



IMAGE COURTESY CLOHESSY HARRIS & KAISER (2016)

40 – 3 Gilbert Road

Current Name: 3 Gilbert Road
Historic Name: Cottage #15 & 16
Date of Construction: 1918
Architect(s):
Style: Colonial Revival
Type of Structure: Wood frame house on fieldstone foundation
Current Use(s): Not Occupied
Original Use(s): Residence
Gross Square Footage:
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes:
Notes:



41 – 5 Gilbert Road

Current Name: 5 Gilbert Road
Historic Name: House 28
Date of Construction: 1918
Architect(s):
Style: Colonial Revival
Type of Structure: Wood frame house on reinforced concrete foundation
Current Use(s): Not Occupied
Original Use(s): Residence
Gross Square Footage:
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes:
Notes: House was moved to present location, likely from lakefront road around Mirror Lake



42 – 6 Gilbert Road

Current Name:	6 Gilbert Road
Historic Name:	Cottage #11
Date of Construction:	1912
Architect(s):	
Style:	Shingle / Craftsman
Type of Structure:	Wood frame house on reinforced concrete foundation
Current Use(s):	Not Occupied
Original Use(s):	Residence
Gross Square Footage:	
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	
Notes:	House was moved to present location, likely from lakefront road around Mirror Lake

43 – 8 Gilbert Road

Current Name:	N/A – removed
Historic Name:	8 Gilbert Road / Cottage #21
Date of Construction:	1919
Architect(s):	
Style:	Colonial Revival
Type of Structure:	N/A
Current Use(s):	N/A
Original Use(s):	Residence
Gross Square Footage:	N/A
Historic Status:	UConn Historic District: Contributing (C), formerly
Notable Landscapes:	N/A
Notes:	



44 – 9 Gilbert Road

Current Name:	N/A – removed
Historic Name:	9 Gilbert Road / Cottage #9
Date of Construction:	1918
Architect(s):	
Style:	Colonial Revival
Type of Structure:	N/A
Current Use(s):	N/A
Original Use(s):	Residence
Gross Square Footage:	N/A
Historic Status:	UConn Historic District: Contributing (C), formerly
Notable Landscapes:	N/A
Notes:	Replaced by Snow Residence Hall in 1998

45 – 11 Gilbert Road

Current Name:	11 Gilbert Road
Historic Name:	Cottage #10
Date of Construction:	1918
Architect(s):	H.C. Preston
Style:	Colonial Revival
Type of Structure:	Wood frame house on reinforced concrete foundation
Current Use(s):	Not Occupied
Original Use(s):	Residence
Gross Square Footage:	
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	
Notes:	House was moved to present location, likely from lakefront road around Mirror Lake



46 – 15 Gilbert Road

Current Name: 15 Gilbert Road
Historic Name: Cottage #22
Date of Construction: 1918
Architect(s): H.C. Preston
Style: Colonial Revival
Type of Structure: Wood frame house on fieldstone foundation
Current Use(s): Not Occupied
Original Use(s): Residence
Gross Square Footage:
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes:
Notes: Also referred to as 13 Gilbert Road



47 – Phelps House

Current Name: Phelps House / House #41
Historic Name:
Date of Construction: 1890
Architect(s):
Style: Victorian Vernacular
Type of Structure:
Current Use(s): Leased / Residence
Original Use(s): Residence
Gross Square Footage: 5,379 SF
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes: Agricultural Quad
Notes:



48 – Storrs Congregational Church

Current Name:	Storrs Congregational Church, United Church of Christ
Historic Name:	Storrs Congregational Church
Date of Construction:	1926
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Colonial Revival
Type of Structure:	
Current Use(s):	Church
Original Use(s):	Church
Gross Square Footage:	N/A
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Stone site walls
Notes:	Not owned by UConn



49 – Congregational Community House

Current Name:	Congregational Community House
Historic Name:	Congregational Community House
Date of Construction:	1927
Architect(s):	Delbert Perry (Unklebach and Perry)
Style:	Colonial Revival
Type of Structure:	
Current Use(s):	Community Center
Original Use(s):	Community Center
Gross Square Footage:	N/A
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	N/A
Notes:	Not owned by UConn



50 – Old Storrs Cemetery

Current Name:	Old Storrs Cemetery
Historic Name:	Old Storrs Cemetery
Date of Construction:	18 th Century
Architect(s):	
Style:	Site
Type of Structure:	N/A
Current Use(s):	Cemetery
Original Use(s):	Cemetery
Gross Square Footage:	N/A
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Stone site walls
Notes:	Not owned by UConn Only contributing site in the Historic District



51 – Blake House (SBRH)

Current Name:	Sylvie Blake House
Historic Name:	Professor Prattmen House
Date of Construction:	1830
Architect(s):	
Style:	Greek Revival
Type of Structure:	
Current Use(s):	Residence
Original Use(s):	Residence
Gross Square Footage:	2,512 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Oak Hill Stone site walls
Notes:	



52 – Whitney House (WHIT)

Current Name: Whitney House
Historic Name: International House / John Gilbert Jr. House
Date of Construction: 1802-07
Architect(s):
Style: Colonial
Type of Structure:
Current Use(s): Administration
Original Use(s): Residence
Gross Square Footage: 5,027 SF
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes: Mirror Lake
Roberts Brook

Notes:



53 – Cordial Storrs House (CSRH)

Current Name: Cordial Storrs House
Historic Name: Cordial Storrs House / Honors House
Date of Construction: 1757
Architect(s):
Style: Colonial
Type of Structure:
Current Use(s): Academic + Teaching
Original Use(s): Residence
Gross Square Footage: 5,053 SF
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes: Roberts Brook
Notes:



54 – House #1 / Baker Cottage

Current Name:	N/A – removed
Historic Name:	House #1 / Baker Cottage
Date of Construction:	1905
Architect(s):	
Style:	Vernacular
Type of Structure:	N/A
Current Use(s):	N/A
Original Use(s):	Residence
Gross Square Footage:	N/A
Historic Status:	UConn Historic District: Contributing (C), formerly
Notable Landscapes:	N/A
Notes:	

55 – President’s Residence (PRES)

Current Name:	President’s Residence, Oak Hill
Historic Name:	President’s House
Date of Construction:	1940 / renovated 2004
Architect(s):	
Style:	Colonial Revival
Type of Structure:	
Current Use(s):	Residence / Administration
Original Use(s):	Residence
Gross Square Footage:	4,410 SF
Historic Status:	UConn Historic District: Contributing (C)
Notable Landscapes:	Oak Hill
Notes:	



IMAGE COURTESY UCONN CAMPUS MAP

56 – Design Media & Design (DMD)

Current Name: Design Media & Design
Historic Name: 417 Whitney Road / E.M. Whitney House
Date of Construction: 1917
Architect(s): Delbert Perry
Style: Colonial Revival
Type of Structure: Wood frame house on fieldstone foundation
Current Use(s): Offices
Original Use(s): Residence
Gross Square Footage:
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes:
Notes:



57 – Psychology Research Building (PRB)

Current Name: Psychology Research Building
Historic Name: 421 Whitney Road / Urban Research / Cottage #7 & 14
Date of Construction: 1919
Architect(s):
Style: Shingle / Craftsman
Type of Structure: Wood frame house on fieldstone foundation
Current Use(s): Offices
Original Use(s): Residence
Gross Square Footage: 4,122 SF
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes:
Notes:



58 – CLAS Academic Service Center (CASC)

Current Name: CLAS Academic Service Center
Historic Name: 423 Whitney Road / Cottage #15 / Cottage #8 & 9
Date of Construction: 1917
Architect(s): Delbert Perry
Style: Colonial Revival
Type of Structure: Wood frame house on fieldstone foundation
Current Use(s): Offices
Original Use(s): Residence
Gross Square Footage:
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes:
Notes:



59 – Esten House

Current Name: Esten House
Historic Name: House #6
Date of Construction: 1917
Architect(s):
Style: Shingle
Type of Structure:
Current Use(s): Mothballed
Original Use(s): Residence
Gross Square Footage: 2,990 SF
Historic Status: UConn Historic District: Contributing (C)
Notable Landscapes: N/A
Notes:



Farwell (Jacobson) Barn

Current Name:	Farwell Barn
Historic Name:	Jacobson Barn
Date of Construction:	1819, 1913-15
Architect(s):	
Style:	Barn
Type of Structure:	Post-and-beam framed clapboard
Current Use(s):	Mothballed
Original Use(s):	Agriculture
Gross Square Footage:	2,895 SF
Historic Status:	National Register listed No. 00001649
Notable Landscapes:	Horsebarn Hill
Notes:	Listed in 2001, separate from the UConn Historic District; Smaller "Sheep Barn" (also historic) added in 1913-15; Adjacent house burned down in 1976



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2.2 Cultural Landscapes

2.2.1 Overview

The open spaces within the UConn Historic District reflect the evolution of the campus over time:

“UConn is blessed with a series of landscape spaces and features that have become an integral part of its identity. Who can think of the Storrs campus without the Great Lawn, Horsebarn Hill, and Mirror Lake? Complementing these iconic landscapes are smaller gardens, groves, terraces, and courtyards that provide the setting for meeting, gathering, play, and relaxation” (Campus Master Plan, 2015).

Many of these landscape spaces are centered on the 1910 Lowrie Plan, including the formal quadrangle of buildings surrounding Wilbur Cross and the informal pathways and landscapes within it. Other district landscapes respond more to their immediate context – buildings, water features, and circulation paths – than to any over-arching vision. The result, however, is a collection of landscape spaces that, while varied in their feel and character, all contribute to a larger ethos of the heritage campus.

The National Register designation, although focused primarily on buildings, does note the importance of landscape to the history and overall design of the campus:

“A final value-laden precedent illustrated by this plan is the ‘city on a hill,’ an informing metaphor for American society derived from the Puritan ethos. It was quite literally developed in some colleges, such as Tufts University in Massachusetts; there are suggestions of this concept at the Storrs campus. Lowrie himself made this concept explicit with his reference to the siting of the library, the focal point of his quadrangle ‘on the highest ground where it would be seen to its best advantage.’ The general siting of the historic campus is appropriately located on a broad slope, overlooking the town of Storrs and the rest of the campus” (National Register of Historic Places Registration Form, 1988).

The most successful of the district’s landscapes operate on multiple scales responding to their immediate site conditions, their adjacent landscapes, and the larger district context. These landscapes align their typology and function, contributing to the workings of the local context and the larger campus open space network. The areas where the landscape acknowledges the complexity of this district’s evolutionary building pattern and responds with more articulated, identifiable spaces give insight into how to create an overall cohesion within the district. The President’s Garden and Benton Garden are exceptional examples.

2.2.2 Relationship to Campus Master Plan

The Campus Master Plan celebrated the importance of landscape on the campus, making the idea of “enhancing a unique and distinctive landscape” one of the key tenets of the plan. Appendix B (*Landscape Master Plan*) lays out a vision for campus open spaces – natural, recreational, and decorative – that touches many aspects of potential historic landscapes. It identifies the importance of the Heritage Campus as follows:

“Based on Charles N. Lowrie’s 1910 General Plan, the configuration of many of the buildings and landscape spaces along Storrs Road embodies the democratic, egalitarian spirit of UConn’s heritage as a land-grant institution and serves as the University’s ‘front yard.’ Listed on the National Register of Historic Places, this precinct should remain largely as it exists today except for improvements that will enhance its long-term usefulness and vitality” (Appendix B: Landscape Master Plan, 2015).

The Plan’s specific recommendations within the Heritage Campus are as follows:

- Identify and protect existing significant trees
- Identify and preserve important viewsheds
- Coordinate utilities upgrades with tree planting to mitigate the ongoing attrition of mature canopy trees
- Reinforce the area’s unique combination of linear and meandering walkways
- Improve the functionality of Founder’s Green for day-to-day use and special events

2.2.3 Cultural Landscape Typologies

The 1990 National Park Service annotated bibliography *Preserving Historic Landscapes* suggests typologies for historic landscapes, which are used here – with slight adjustment for UConn-specific features – as a basis for categorizing the various landscape features that may have historic or heritage significance. Each of these typologies has clear examples on campus today, and for the purposes of this report a few specific landscapes are offered as representative – primarily those that were specifically mentioned in the NPS Designation. Moving forward, the University may wish to document other objects and spaces in a similar manner.

Vegetation and Historic Plant Material

The most prominent landscape element on campus is vegetation: the plants and trees present in open spaces, adjacent to buildings, and along roads and pathways. Vegetation has cultural significance when taken together, and individual features are historic or important in their own right. Many are as old as or older than historic campus buildings.

The University Arboretum Committee strives to enhance the tree, shrub, and vine plantings on campus by recommending new plants to add to the collection and by providing input on how to best preserve and maintain existing specimens. The Campus Arboretum serves as both an aesthetic and scholarly resource for the University and greater Connecticut communities, functioning as a living laboratory and integral part of the curricula. In addition to trees recognized within the Arboretum collection, the University is home to 13 station champion trees – the largest example of that species in the entire state. These trees are not formally protected, but remain important parts of campus and community heritage.

Representative Cultural Landscapes

- Campus Arboretum
- State Champion Trees



Walls and Fences

Materials and construction practices used for walls and fences can be distinctive to specific regions and eras, and can contribute to a site's character and heritage just as much as historic buildings. In fact, they are often closely related.

At UConn, gray fieldstone walls – ubiquitous features throughout New England, and particularly in agricultural areas – are important, character-defining features. Some of these walls are original to the agricultural school; others were constructed years later under President Homer Babbidge Jr., who loved these distinctive walls and even worked with students to construct a number of them.

Representative Cultural Landscapes

- Stone walls at Oak Hill
- Stone walls at President's Garden
- Stone walls at Benton Garden
- Stone walls at New Storrs Cemetery



Circulation Systems: Roads and Paths

Movement systems throughout campus help guide the experience of landscape and buildings and contribute to its unique sense of place. According to the National Register of Historic Places:

“...the human scale and accessibility of Olmstead’s [sic] democratic campus [...] is realized in the Lowrie plan by the incorporation of such features as the man-made lake, which contributes to the park-like setting, and by the surrounding of his formal quadrangle with an informal pattern of roads and paths with broad sweeping lawns, both ideas espoused by Olmsted” (National Register of Historic Places Registration Form, 1988)

Representative Cultural Landscapes

- Informal paths and lawns within original Lowrie quadrangle
- Pathways across Great Lawn
- Fairfield Way
- Mansfield Road



Fields and Lawns

Sweeping grass fields and lawns are, for many, the images that come to mind when picturing the UConn campus: the Great Lawn and Horsebarn Hill are emblematic of the University and its long history as an agricultural school. They create a park-like, pastoral setting in which buildings are sited.

These open landscape areas can be manicured or more natural, used actively or passively. They can also vary in size: while the Great Lawn is quite large, many lawn areas or courtyard spaces within the historic quad are small enough for just a few trees.

Representative Cultural Landscapes

- Great Lawn
- Founder’s Green
- Horsebarn Hill



Gardens

Gardens are more than just formal planted areas. They have a broader meaning and purpose, creating spaces for respite, memorial, events, or informal gatherings. They are physically defined by both vegetation and constructed areas – pathways, walls, furnishings – and can create spaces for other important features, which may themselves have important cultural or historic significance.

Representative Cultural Landscapes

- Benton Garden
- President's Garden



Landscape Structures and Art

Individual objects or pieces of art may have deep historic value rooted in design, or they may commemorate significant events or mark important campus locations. Often, a landscape structure or art installation is not just valuable by itself – its setting and relationship to buildings or other landscape elements is also important when considering campus heritage.

Representative Cultural Landscapes

- Sundial in Albert E. Waugh Garden (contemporary restoration)



Site Furnishings

Site furnishings can be character-defining features within a larger landscape or building area. They include things like benches, tables and chairs, light fixtures, flag poles, signage or wayfinding devices, and bicycle racks. The swings hanging from the large tree on the west bank of Mirror Lake are a prime example of site furnishings that may be important to larger cultural landscapes.

Representative Cultural Landscapes

- Swings at Mirror Lake (contemporary installation)



Water and Hydrological Features

Swan Lake – once known as Duck Pond – is the only original body of water on campus. Mirror Lake was actually once a marshy meadow, and was artificially created by the construction of a small dam at Roberts Brook. These prominent water features are now both integral to the character of campus, creating open views and spaces along their banks that are unique within this context. Other hydrological features also contribute to campus heritage and are part of the larger ecosystem within which the campus sits.

Representative Cultural Landscapes

- Swan Lake (formerly Duck Pond)
- Mirror Lake
- Roberts Brook
- Eagleville Brook



View Corridors

The University of Connecticut Historic District includes many buildings and landscapes that are defined by their presence from afar. The two cupolas of Wilbur Cross and the Storrs Congregational Church, for example, create a historic skyline rising above the district's lush tree canopy; when viewed from Route 195 or across Mirror Lake, this composition is fundamental to campus heritage.

Representative Cultural Landscapes

- Long views of Great Lawn from Route 195: at N Eagleville Road and Willowbrook Road
- View of Mirror Lake, Wilbur Cross, and Storrs Congregational Church from Route 195 and Mansfield Road
- View of Horsebarn Hill from Jacobson/Farwell Barn



Topography and Grading

The rolling hills of rural Connecticut create multiple scales of topography within the UConn campus, each of which contribute to identity and a legibility of experience. This topography can be quite significant: the breathtaking expanse of Horsebarn Hill, or the dramatic "city on a hill" created with Wilbur Cross atop the Great Lawn. It can also be subtle: simply following the natural sloping of land with winding pathways emphasizes the presence and preeminence of natural contours.

Beyond natural topography, man-made grading – the art of shaping of topography for aesthetic or functional purposes – may also become an important cultural landscape unto itself. Using small hills or berms to frame views or anchor spaces, for example, adds a layer of design intent to a specific landscape feature that could be worthy of preservation.

Representative Cultural Landscapes

- Great Lawn
- Horsebarn Hill



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3.0 Evaluation

3.1 Evaluation Process

3.1.1 Evaluation of Campus Properties

Moving forward, each building within the University of Connecticut Historic District and other properties on the main campus should be evaluated based on its historic importance and in the context of larger institutional goals which guide academics, experience, and campus growth. This evaluation must be done in order to assess all resources in a consistent manner.

The National Register of Historic Places designation should be a guide to this evaluation, but not a *fait accompli* – it considers only one part of this larger analysis, namely the value of individual buildings contributing to a historic district. Other studies, such as the building condition assessment completed for the 2015 Campus Master Plan and subsequent assessment of the Faculty Row houses, should also be considered as part of this evaluation. Information not currently available should be identified as appropriate.

Additionally, identifying the historic or cultural importance of an individual site or system of landscapes is more difficult than with buildings. Few sites on campus are the work of a single designer or the product of a single, identifiable episode of construction. Instead, these spaces often bear the imprint of many layers of history and use. The significance of a historic or cultural landscape may relate more to intent and character than to design, and is constantly evolving over time, for instance as plant material matures and outdoor spaces are used and maintained in any number of different programmatic ways.

3.1.2 Criteria for Evaluation for National and State Registers

This report recommends an evaluation process for historic designation consistent with criteria used by National Register of Historic Places, as outlined in Section 1.6, and the sample evaluation matrices that follow. The State of Connecticut uses similar criteria as the National Register, except that special-case considerations are not applicable.

3.1.3 University Criteria for Evaluation

This report also recommends a second tier of evaluation that considers the following criteria specific to the University and historic designation of its properties:

Campus Buildings

- *Architectural Merit*: Does the subject property possess architectural merit, irrespective of its historic significance?
- *Integrity*: What level of completeness does the subject property retain from its period of significance?
- *Character/Context*: Does the subject property contribute positively to the campus character and image?
- *Suitability*: Is the subject property well-suited to its current use(s)?
- *Adaptive Reuse*: Could the subject property be renovated and/or repurposed to be highly functional over the next 10-15 years?

Campus Landscapes

- *Architectural Merit*: Does the subject property contain important plant species or building materials that make it unique?
- *Integrity*: What level of completeness does the subject property retain from its period of significance?
- *Character/Context*: Does the subject property contribute positively to the campus character and image?
- *Suitability*: Can the subject property be maintained and cared for over time, or are major operational improvements needed?
- *Adaptive Reuse*: Could a substantial increase in functional space be realized if the subject property was redeveloped?

3.1.4 Ranking

Based on the recommended evaluation criteria above, each property can be assigned a priority or rank identifying its level of importance within the University and its potential for preservation or reuse.

This report recommends classifying evaluated resources using The Secretary of the Interior's Standards for the Treatment of Historic Properties, which addresses four treatment options for historic buildings, sites, landscapes, and districts. To that list, a fifth classification has been added for resources that are ultimately deemed to have little historic value.

- *Preservation*: building or landscape is essential to University heritage and should be preserved.
- *Rehabilitation*: building or landscape contributes to University heritage, but may need to be altered or adjusted to allow new uses while retaining its historic character.
- *Restoration*: building or landscape contributed to University heritage at a particular point in time and can be reused while removing evidence of more recent changes.
- *Reconstruction*: building or landscape has historic importance that has been compromised and should be re-created for interpretive purposes.
- *Replacement*: building or landscape does not contribute to University heritage or is so difficult to rehabilitate or restore that removal is warranted.

The matrices presented on the following page set up the structure and relevant questions of this evaluation. The evaluation should be undertaken on a project-by-project basis whenever changes to buildings or landscapes are considered within this district.

3.2 Existing Buildings and Sites in the University of Connecticut Historic District

UNIVERSITY OF CONNECTICUT HISTORIC DISTRICT Existing Buildings & Sites				
Map ID	Property Name	Year(s) Built	Current Use(s)	Current Historic Designation
1	Islamic Center	1910	Civic/Institutional	Contributing to District
2	Jaime Homero Arjona Building	1959	Academic/Office	Non-Contributing to District
3	Wilbur O. Atwater Laboratory	1930	Academic/Office	Contributing to District
4	Charles Lewis Beach Hall	1929	Academic/Office	Contributing to District
5	William Benton Museum of Art	1920	Civic/Institutional	Contributing to District
6	John J. Budds Building	1950	Office	Non-Contributing to District
7	F.L. Castleman/Engineering I	1941	Academic/Office	Contributing to District
8	Wilbur Cross Building	1935, 1965	Administration/Office	Contributing to District
9	Dairy Barn	1913	Vacant	Contributing to District
10	Family Studies Building	1942	Academic/Office	Contributing to District
12	Merle S. Klinck Building	1915	Academic/Office	Contributing to District
13	Central Utility Plant	1917	Industrial	Contributing to District
14	Charles B. Gentry Building	1970	Academic/Office	Non-Contributing to District
15	Grange East Hall	1950	Residential	Non-Contributing to District
16	Grange Shelter Pavilion	1937	Residential	Contributing to District
17	Albert Gurdon Guley Hall	1908	Administration/Office	Contributing to District
18	William H. Hall Building	1927	Academic/Office	Contributing to District
19	Willis Nichols Hawley Armory	1915	Recreational/Office	Contributing to District
21	Elizabeth Hicks Hall	1950	Residential	Non-Contributing to District
22	Marcus Holcomb Hall	1922	Residential	Contributing to District
23	Roy E. Jones Building	1965	Academic/Office	Non-Contributing to District
24	Benjamin Franklin Koons Hall	1913	Academic/Office	Contributing to District
25	Lakeside Building	1931	Administration/Office	Contributing to District
26	Landscaping Services	1922	Agricultural/Office	Contributing to District
27	Harry Grant Manchester Hall	1940	Academic/Office	Contributing to District
28	Planetarium	1940	Academic	Contributing to District
29	Ratcliffe-Hicks Building	1951-55	Academic/Agricultural/Office	Non-Contributing to District
31	M. Estella Sprague Hall	1942	Residential	Contributing to District
32	Augustus Storrs Hall	1906	Academic/Office	Contributing to District
33	Philip E. Austin Building	1959	Academic/Office	Non-Contributing to District
34	Edwina Whitney Hall	1939	Residential	Contributing to District
35	George C. White Building	1965	Academic/Office	Non-Contributing to District
36	Hilda May Williams Student Health Services	1965	Civic/Institutional	Non-Contributing to District
37	Walter Childs Wood Hall	1940	Academic/Office	Contributing to District
38	W.B. Young Building	1953	Academic/Office	Non-Contributing to District
39	Cottage #22 & 24	1917	Vacant	Contributing to District
40	Cottage #15 & 17	1918	Vacant	Contributing to District
41	House 28	1918	Vacant	Contributing to District
42	Cottage #11	1912	Vacant	Contributing to District
45	Cottage #10	1918	Vacant	Contributing to District
46	Cottage #22	1918	Vacant	Contributing to District
47	Phelps House/House #42	1890	Residential	Contributing to District
48	Storrs Congregational Church	1926	Civic/Institutional	Contributing to District
49	Congregational Community House	1927	Civic/Institutional	Contributing to District
50	Old Storrs Cemetery	18th c.	Civic/Institutional	Contributing to District
51	Blake House/Prof. Prattmen House	1830	Residential	Contributing to District
52	International House/John Gilbert Jr. House	1802-07	Vacant	Contributing to District
53	Honors House/Cordial Storrs House	1757	Office	Contributing to District
55	President's House	1940	Residential	Contributing to District
56	Design Media & Design	1917	Vacant	Contributing to District
57	Psychology Research Building	1919	Vacant	Contributing to District
58	CLAS Academic Service Center	1917	Vacant	Contributing to District
59	Esten House	1917	Vacant	Contributing to District
-	Also on main campus but not in District Farwell (Jacobson) Barn	c. 1870	Vacant	Historic Building

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3.4 Evaluation Matrix: Historic Buildings & Cultural Landscapes (University Considerations for Designation)

Evaluation Matrix: Historic Buildings

Map ID	Name	Year(s) Built	Current Use(s)	Area(s) of Significance	Period of Significance

NOTES:

UNIVERSITY CONSIDERATIONS FOR DESIGNATION 2016

Architectural Merit	Integrity	Character/Context	Suitability	Adaptive Reuse	Numerical Ranking
Does the subject property possess architectural merit, irrespective of its historic significance?	What level of completeness does the subject property retain from its period of significance?	Does the subject property contribute positively to the campus character and image?	Is the subject property well-suited to its current use(s)?	Could the subject property be renovated and/or repurposed to be highly functional over the next 10-15 years?	

1 - little architectural merit 2 - moderate level of architectural merit 3 - exceptional level of architectural merit	0 - destroyed, essential character completely erased 1 - compromised, essential character discernable but altered 2 - substantially intact, essential character clearly discernable 3 - intact, unaltered	0 - negative impact 1 - minor contribution / no impact 2 - moderate positive contribution 3 - highly positive contribution	0 - vacant or mothballed 1 - low level of fit for purpose 2 - moderate level of fit for purpose 3 - high level of fit for purpose	1 - limited re-use potential 2 - moderate use or re-use potential (flexible design) 3 - new construction or renovation indicates high level of functionality	
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Evaluation Matrix: Cultural Landscapes

Map ID	Name	Year(s) Built	Landscape Typology	Area(s) of Significance	Period of Significance

NOTES:

UNIVERSITY CONSIDERATIONS FOR DESIGNATION 2016

Architectural Merit	Integrity	Character/Context	Suitability	Adaptive Reuse	Numerical Ranking
Does the subject property contain important plant species or building materials that make it unique?	What level of completeness does the subject property retain from its period of significance?	Does the subject property contribute positively to the campus character and image?	Can the subject property be maintained and cared for over time, or are major operational improvements needed?	Could a substantial increase in functional space be realized if the subject property was redeveloped?	

1 - limited special features / no important vegetation 2 - individual special features or rare vegetation 3 - unique and notable special features or vegetation	0 - destroyed, essential character completely erased 1 - compromised, essential character discernable but altered 2 - substantially intact, essential character clearly discernable 3 - intact, unaltered	0 - negative impact 1 - minor contribution / no impact 2 - moderate positive contribution 3 - highly positive contribution	0 - cannot be maintained appropriately 1 - high level of maintenance and care, substantial improvements required 2 - moderate level of care, some improvements required 3 - maintenance and care low or unchanged	1 - planned or significant opportunity 2 - planned or moderate opportunity 3 - redevelopment unlikely	
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4.0 Recommendations

4.1 Administrative

Based on this review of the University of Connecticut Historic District in terms of its contributing resources, existing documentation, and processes related to care and/or reuse, a few specific recommendations have emerged to help guide the future of this important campus area.

4.1.1 Design Guidelines and Performance Standards

UConn's Design Guidelines and Performance Standards (current version revised March 2016) serve as a guide for all design consultants involved in capital projects at the University. They are intended to "assist the design team when considering location(s), element(s), presentation, products or systems in the design that have or have not performed well for the University in recent past projects." These standards currently do not mention campus history or heritage relative to removal of existing resources, siting and construction of new buildings, or cultural landscapes.

Moving forward, the University should amend these guidelines and standards to reflect a broad commitment to campus heritage. The following areas may be addressed in such an amendment:

- *General requirements (Sec. 2)*: add a policy statement on the importance of campus heritage, and the need for a review of heritage impacts at major project milestones. This should be a responsibility shared by both designers and University staff.
- *Site planning guidelines (Sec. 5)*: add a new guideline related to campus heritage that ensures sensitivity to historic buildings, landscapes, and viewsheds in the development of new campus projects.
- *Building planning guidelines (Sec. 6)*: add a new guideline outlining an approach to changes or upgrades to heritage buildings.
- *Landscape design guidelines (Sec. 7)*: add a statement on campus heritage to the guiding principles (7.1) as well as a new guideline outlining an approach to changes or upgrades to heritage landscapes.

4.1.2 MOU Development

The University has a well-established review process for all capital projects. When projects come to University Planning, Design and Construction (UPDC), either through the Capital Plan or through an individual on campus via a project request form, a Memorandum of Understanding (MOU) is developed. This MOU is then distributed to a Project Review Committee (PRC) and to the Space Allocation, Renovation and

Construction Coordination (SARCC) Committee, which are charged, respectively, with determining whether a project can and should move forward.

Moving forward, all MOU's developed for capital projects should include clear direction about whether the project is within the University of Connecticut Historic District boundary. For those projects that are, special consideration should be given by PRC and SARCC before making a determination. Further, the project should then be subject to additional design review at key milestones, as outlined below.

4.1.3 Design Review Process

The University should establish a design review subcommittee charged with reviewing all building and landscape projects within the University of Connecticut Historic District. This subcommittee would include objective, expert reviewers to evaluate projects on the range of criteria shown as a sample in Section 3 of this report. This subcommittee should meet and provide commentary back to the University and design teams as a seamless part of the larger design review process, at major milestones potentially including site selection and feasibility, concept design, schematic design, design development, and construction documents stages. The structure of this subcommittee may include the following key disciplines:

- University Administration
- Architecture
- Landscape Architecture
- Facilities, Operations, and Building Services
- Environmental Policy
- Academic Faculty

This new subcommittee should become an integral part of the design review process that already exists at UConn, rather than creating a new, separate layer of administration. Already, specific aspects of each project are evaluated at each major milestone, including information technology, environmental health and safety, logistics, universal access, university communications, public safety, and academic standards. Each project is reviewed for compliance by the University, the State, and the University's insurance provider. The Arboretum Committee also reviews potential impacts to campus trees and vegetation. A review of impact to campus history and heritage would become part of this broader process.

4.2 Preservation Guidelines

4.1.4 Public and Institutional Review

Beyond an internal design review process, all projects that have potential impact on contributing buildings or cultural landscapes within the historic district should include some form of broader public and institutional review before construction begins. The intent would be to make public the University's plans related to campus heritage and allow students, faculty, residents, and other stakeholders the opportunity to offer feedback. This may include, but is not limited to:

- A town-hall style forum for students and faculty on campus
- A public meeting including residents from the Town of Mansfield
- Formal presentation to local government
- Formal presentation to SHPO
- Formal presentation to the Connecticut Trust for Historic Preservation
- If necessary, formal presentation to the National Register of Historic Places

Although the Campus Master Plan and other documents summarized in this report are public – and most available on UConn's website – a more clearly defined public review process will make plans regarding campus heritage more apparent. A transparent relationship between the University and its constituents is important for the long-term stewardship of the historic district.

4.2.1 General

Future development of the campus should not detract from or compromise the existing character of the Historic District, as outlined in this document and especially in the National Register of Historic Places designation. These preservation guidelines are intended to offer a starting point for UConn staff and consulting designers and engineers working on campus.

The Campus Master Plan also offers general guidance for preservation and new projects within the Historic District, which are excerpted below.

Respect for Historic Buildings

- Avoid changes or additions to buildings that would result in the loss of historic character, views, or key adjacencies, where possible
- Use landscape to frame views of Wilbur Cross and other heritage buildings
- Prioritize renovation of buildings within the Heritage District

Scale

- Respect the importance of Wilbur Cross as a campus landmark
- Design adjacent projects in harmony with current buildings
- Preserve the monumentality of the Great Lawn and Founder's Green spaces
- Elsewhere, foster more intimate spaces between buildings, under tree canopies, and along campus circulation spines

Materiality

- Use a simple palette of brick and stone for buildings and public realm
- Use a variety of plantings to create visual interest and texture on the ground plane in garden spaces and around walkways
- Avoid significant additional plantings on and around formal lawns

4.2.2 Care and Maintenance

Proper maintenance is fundamental to the long-term stewardship of the University of Connecticut Historic District. For historic buildings, maintenance must be prioritized in the planning and budgeting process. When maintenance work is performed, it must be sensitive to the historic character of each building or landscape in question.

- Ensure that an active program of conservation for historic buildings and landscapes is an integral part of regular operations and maintenance.
- When significant maintenance work or other capital projects (renovation,

expansion) are conducted on historic buildings, photographic and written documentation should be collected at each phase of work conducted.

- Historic features should be repaired rather than replaced, unless no other alternative exists.
- For buildings that are temporarily or permanently unoccupied, institute measures to ensure long-term preservation through mothballing and other protections.

4.2.3 Adaptive Reuse of Buildings

Historic buildings evolve over time as the University grows and changes. Some of the buildings at the core of campus, for example, are no longer used for their original teaching functions but instead operate as student services or administrative offices. The Master Plan suggests that this trend will likely continue in the foreseeable future. For those buildings for which adaptive reuse is a viable alternative, care should be taken to preserve integrity and historic character while creating spaces that serve contemporary needs.

- Original, character-defining features should remain in any reuse scenario.
- Proposed changes should consider the original use and function of the building and minimize changes to interior layouts and spaces.
- Where applicable, original features that have been lost over time should be restored or reinterpreted.
- Any changes to main entrances and major circulation pathways must consider potential impacts to adjacent cultural landscapes. When necessary, adjustments should be harmonious and respectful of historic precedent.
- Changes should be executed in a manner that meets or exceeds the quality of the original building.
- Upgrades to building systems should not create adverse visual impacts or affect the integrity of adjacent landscapes.

In addition, the National Park Service's Technical Preservation Services are a tool that can be used to develop standards and guidance for preserving and rehabilitating historic buildings on campus.

4.2.4 Preservation of Cultural Landscapes

The 2015 *Campus Master Plan* addresses guidance for cultural landscapes within the Historic District. These guidelines form the basis for preservation guidelines in this report.

Within the Heritage District, the Master Plan suggests the following guidelines for landscapes:

- Identify and protect existing significant trees, particularly mature canopy trees
- Mitigate ongoing attrition of mature canopy trees with new tree planting and enhance species diversity for the benefit of the UConn Campus Arboretum
- Identify and preserve important viewsheds
- Reinforce the area's unique combination of linear and meandering walkways
- Improve the functionality of the Great Lawn for both day-to-day use and special events
- Relocate and screen elements that are not consistent with the historic character of the district.

4.3 Moving Forward

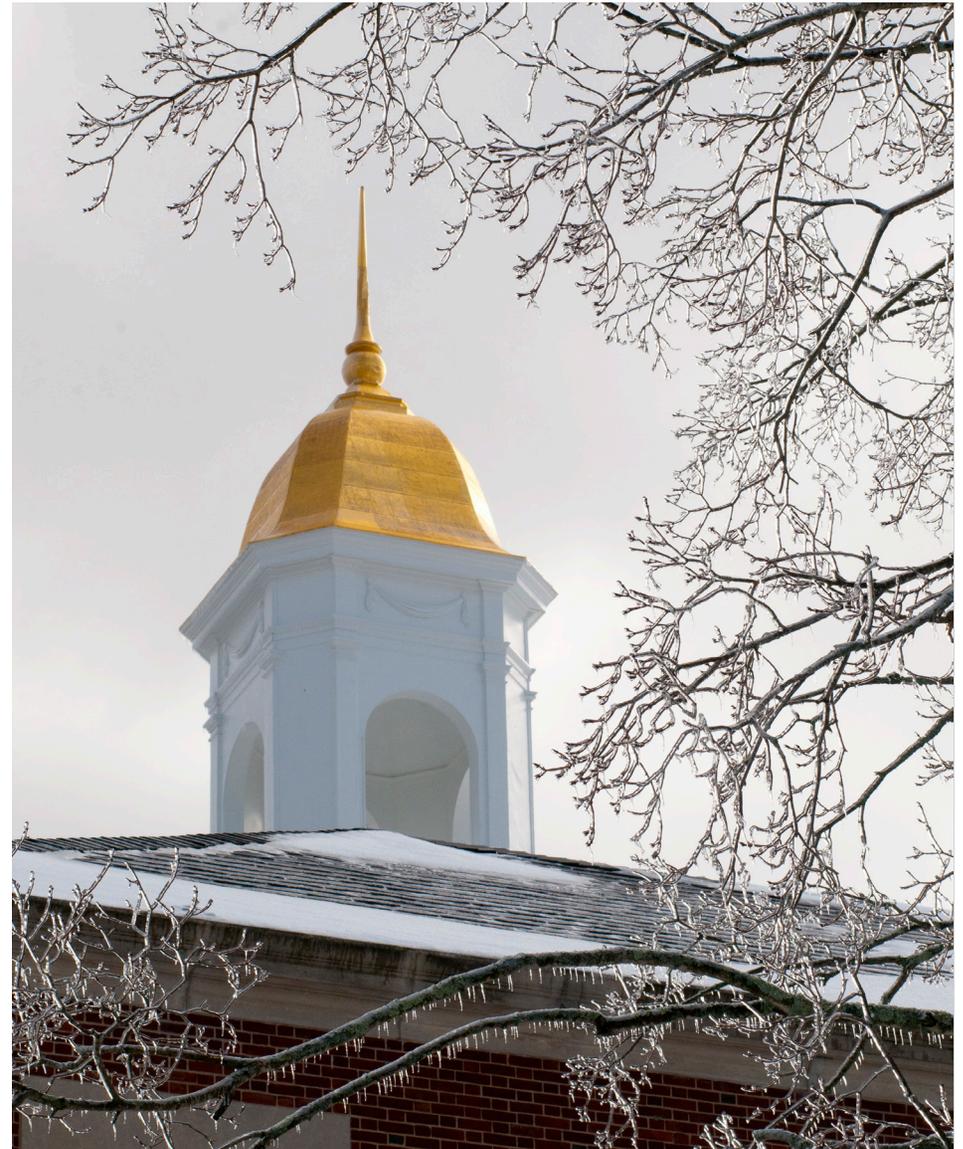
The University of Connecticut is blessed with a rich and diverse history that is reflected in buildings and cultural landscapes on campus. This is most evident in the University of Connecticut Historic District, a National Register of Historic Places-designated district including dozens of buildings and associated sites, spaces, and circulation paths. It is notable not for individual buildings but for the unique experience and sense of place that buildings, along with landscapes, create at the core of the campus.

Long-term stewardship of this campus heritage is an important goal and one worthy of full consideration and implementation by the University. But campus heritage does not exist in a vacuum. The University must constantly balance preservation of history with other institutional goals, growth needs, Master Plan directives, and ultimately stewardship of financial resources.

Within this report, all resources specifically identified in the National Register designation have been inventoried as a basis for future analysis and evaluation of historic properties. Cultural landscapes have also been catalogued, not just as specific places on campus but as typologies that have multiple layers of meaning and that grow and change over time. Moving forward, these resources should be evaluated based on a broad range of criteria, including historic, architectural, and cultural significance as important – but not singular – components.

To further its commitment to and long-term stewardship of campus heritage, the University should also implement processes to ensure that buildings and cultural landscapes within the historic district are thoroughly documented and evaluated before any changes to such resources occur. In addition to building-level evaluation, this should include updates to the University's Design Guidelines and Performance Standards, additional scrutiny during the design review process for capital projects, greater transparency via public and institutional review, and adherence to best-practice guidelines for preservation and adaptive reuse.

Celebration of campus heritage is an important part of UConn's past that continues to the present. And it will add to the continued vibrancy and dynamism of the University long into the future, as the campus continues to evolve and each generation of faculty and students leave their mark in built form. The information and recommendations contained in this report are, ultimately, intended to guide a broader dialogue towards that end.



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