

United States Department of the Interior  
National Park Service3202  
DEC 19 1988National Register of Historic Places  
Registration FormNATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Connecticut Agricultural School  
other names/site number University of Connecticut Historic District (use for publication)

## 2. Location

street & number See continuation sheet. NA not for publication  
city, town Mansfield (Storrs) NA vicinity  
state Connecticut code CT county Tolland code 013 zip code 06268

## 3. Classification

## Ownership of Property

☒ private  
☐ public-local  
☒ public-State  
☐ public-Federal

## Category of Property

☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

Contributing	Noncontributing
<u>47</u>	<u>11</u> buildings
<u>1</u>	<u>      </u> sites
<u>      </u>	<u>      </u> structures
<u>      </u>	<u>      </u> objects
<u>48</u>	<u>11</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously  
listed in the National Register 0

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

December 14, 1988  
DateDirector, Connecticut Historical Commission  
State or Federal agency and bureauIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National  
Register. ☐ See continuation sheet.  
☐ determined not eligible for the  
National Register.  
☐ removed from the National Register.  
☐ other, (explain:)

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)  
EDUCATION/school/college/education-related  
housing/library  
AGRICULTURE/animal facility  
DOMESTIC/single dwelling  
RELIGION/religious structure

Current Functions (enter categories from instructions)  
EDUCATION/college/education-related housing/  
library  
AGRICULTURE/animal facility  
DOMESTIC/single dwelling/multiple dwelling  
RELIGION/religious structure

## 7. Description

Architectural Classification  
(enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/  
Colonial Revival/ Classical Revival  
other: Collegiate Gothic  
COLONIAL/postmedieval English

Materials (enter categories from instructions)

foundation limestone  
walls brick/limestone/weatherboard  
roof slate  
other asphalt shingle/sandstone

### Describe present and historic physical appearance.

The University of Connecticut Historic District comprises the historic center of the main university campus at Storrs, a village in eastern Connecticut (part of the Town of Mansfield). The district is located on both sides of State Route 195, also known as Storrs Road, and includes some of the network of secondary roads which extend to the east and west from this major thoroughfare. It contains all the principal institutional buildings associated with the historic development of the university and a number of associated residential buildings. Only three resources in the district are not state-owned: the Storrs Congregational Church, its Community Building, and the cemetery to the rear of the church.

The contributing institutional architecture belonging to the university consists of 23 large masonry buildings in the Colonial Revival, Collegiate Gothic, and Neo-Classical styles, along with four utilitarian buildings, and two barns, all constructed between 1906 and 1942. With the exception of the large barns which are wood framed, most of these buildings are three-to four-story, loadbearing brick structures with limestone architectural detailing. Many display antique brick laid in a Flemish or English bond with header courses at regular intervals. Polychrome slate roofs are a common feature, as are limestone or granite foundations and water tables.

Of the 18 associated residential buildings in the district dating from 1757 to 1940, 12 were built by the university. The remainder were built by others and acquired by the state, either through purchase or bequest. All of the residential architecture contributes to the district. With the exception of the President's House, which was constructed of brick in 1940, all of the houses are wood framed and set on stone or concrete foundations. A variety of styles are represented by these houses, ranging from a few examples of the Colonial and Greek Revival, mostly found along Storrs Road, to a group of very similar shingled, Colonial Revival-style cottages on the campus. This latter group, located on what was originally called Faculty Row, today Whitney and Gilbert roads, were built as faculty housing between 1912 and 1918.

The historic appearance of the campus has changed over time, keeping pace with the development of the institution. The original buildings of the Storrs Agricultural School, as it was first known, were all built of wood; most of these were destroyed by fire and none of them remain. The earliest masonry buildings in the district, the 1906 Storrs Hall and the 1908 Horticultural Building (Gulley Hall), were incorporated into a master plan drawn in 1910 by Charles N. Lowrie, the noted

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 2 Page 1

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Location

Center Campus: University of Connecticut, Storrs, Connecticut.

Gilbert Road: 3, 5, 6, 8, 9, 11, 15.

Horsebarn Hill Extension

North Eagleville Road: 2.

Storrs Road: 1310.

Oak Hill Road

Whitney Road: 4, 6, 8-10.

Willowbrook Road: 1.

Owners of Property in University of Connecticut Historic District

Storrs Congregational Church, 2 North Eagleville Road, Storrs CT 06268

State of Connecticut, University of Connecticut, Storrs, CT 06268

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 2

landscape architect. The core of the Lowrie plan was an axial quadrangle of major buildings running perpendicular to the main road. They were grouped around a library/auditorium to the south of an existing pond (Swan Lake).

The present campus has expanded beyond the boundaries of the original plan. Three historic residential halls and the Agriculture Quadrangle were built on the east side of Storrs Road. There has been very little modern intrusion into the historic core, however, as defined by the present district boundaries. The open space between Storrs Road and the original center quadrangle remains, but modern buildings have been constructed on the other three sides of the historic campus. They include a number of modern dormitories, along with expanded facilities for education and sports, including a second library.

A comparison of the Lowrie plan with both the one drawn in 1920 and the present-day map of campus (Exhibits A, B, and C) demonstrates that campus development followed the proposed Lowrie design to a remarkable degree. By 1920, most of the major buildings of the main quadrangle were in place, with the notable exception of the library, which would not be constructed for 15 years. Two other academic buildings nearer Storrs Road and a gymnasium/armory south of the main quadrangle were constructed in these locations. Further south was a residential street for faculty housing which corresponds to Faculty Row, with other small houses lining present-day Mansfield Road to Storrs Road. Lowrie also called for a man-made pond (the present Mirror Lake) between the faculty housing and the main road, the only major landscape feature of his plan.

Some of the early buildings of the Lowrie campus were built in the Colonial Revival style. These include the first large dormitories, Storrs and Koons halls, identical buildings that are on either side of the main quadrangle (Inventory #s 32, 24; Photograph # 1). Storrs Hall, designed by Davis and Brooks, set the pattern for the rest of the historic residence halls. Three stories in height, it was built of brick in an H plan. Limestone is used extensively in the quoining, cornice, and watertable. Radiating brick voussoirs with limestone key blocks and sills define the fenestration. Koons Hall is an identical building constructed in 1913, undoubtedly by using the same plans. With its Georgian detailing, Gulley Hall is more elaborate and almost residential in appearance and scale (Inventory # 17; Photograph # 2). It displays Palladian windows, along with a combination of arched and trabeated window openings, originally containing wooden double-hung sash. All of the windows have been replaced with modern casements glazed with reflecting glass. The only other institutional buildings of the Colonial Revival style are the 1931 Lakeside Apartments and the 1919 School of Nursing, both located near Swan Lake at the north end of the campus (Inventory #s 30, 25; Photographs # 3, 4). The main block of the apartments is quite similar to Gulley Hall and utilizes some of the same design elements. The School of Nursing, designed by the firm of Unklebach and Perry, is a long one-story brick structure with a gabled roof. Its length is broken



**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 3

up by the brick parapets of the main center block.

Delbert Perry, one of the principals of Unklebach and Perry, became the major architect for the university, designing ten major buildings between 1922 and 1942, primarily in the Collegiate Gothic style. These include six large residence halls, the armory, the dining hall (now a museum), and the Home Economics Building. The residence halls are similarly massed buildings, often utilizing the H plan, but each one is individually detailed. They include Holcomb Hall, the first women's dormitory, the William Henry Hall Dormitory, and Manchester, Sprague, Wood, and Beach halls (Inventory #s 22, 18, 27, 31, 37, 4). Whitney Hall, the only other major dormitory of this style, was not designed by Perry (Inventory # 34).

The Hall Dormitory and Wood Hall, the east and west boundaries of the historic center quadrangle respectively, are typical and share some common features. Both have recessed, arched double doors set in tall gabled entrance pavilions; that of Wood Hall is quite elaborate with a three-tiered carved limestone face. Wood and Manchester halls are another pair built in 1940 with corner buttresses and stepped parapeted gables (Photograph # 5).

Holcomb, Whitney, and Sprague halls are located on Storrs Road on the east side, facing the main campus. Built between 1922 and 1942 as separate buildings, they are now joined together with small covered loggias. Sprague and Holcomb, at either end of this grouping and both designed by Perry, are similar with shouldered parapeted gables and polychrome slate shingles. Whitney (architect not known), the middle and last-constructed building of the group, is differentiated by its monochrome green slate roof and its large center cupola (Inventory #34; Photograph #6). This latter feature is a reflection of the larger cupola of the Wilbur Cross Library on the main campus, almost opposite this grouping.

The rest of Perry's major campus buildings are dissimilar in massing and plan. The earliest, the armory, has the typical towers of the Military Gothic at either end of the building, each with recessed, segmental-arched limestone entrances (Inventory # 19; Photograph # 7). False buttresses and limestone belt courses enrich the brick surfaces. Beach Hall and the Home Economics Building (now Design and Resource Management) occupy prominent positions on the west campus and both can be seen from the road (Inventory #s 4, 10; Photographs #8, 9). Both buildings have more elaborate limestone frontispieces at the main entrances; the entrance of Beach Hall is located in a tower which connects the two wings of the building. The William Benton Museum, formerly the dining hall, also has unusual massing with its crossplan and lower height (Inventory #5; Photograph #10). While it echoes the design of some of Perry's larger buildings with its shouldered parapets and buttressed corners, the east entrance, with its large oriel and cul-de-lampe, makes this building distinctive.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 4

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Neo-Classical-style buildings were constructed in the district from 1935 to 1953. The two earlier buildings of this style are contributing resources, the 1935 Wilbur Cross Library and the 1941 Castleman Engineering Building (Inventory #s 7, 8; Photographs #11, 12). Only the recent construction date of the other two buildings classifies them as non-contributing since they both are architecturally compatible additions to the campus's historic district (Inventory #s 15, 29). The library, by far the largest building on the historic campus, was designed by the Connecticut Department of Public Works under architect Frederick Dixon. It has a nine-bay colossal portico surmounted by a full limestone balustrade on the east facade which displays smooth limestone columns with stylized composite capitals. A large 1968 addition on the west side has a simplified entrance with a recessed arched opening set in a slightly projecting pedimented pavilion, all constructed of limestone (Photograph #13).

The Storrs Congregational Church and its Community Building, both designed in the Colonial Revival style by Delbert Perry, are the last major buildings located on the west side of the historic campus (Inventory #s 48, 49; Photograph #14). Prominently sited on its corner lot above the intersection of Storrs and North Eagleville roads, the church displays a colossal portico and a clocktower, surmounted by a large rooster weathervane, underscoring the church's long association with the university when it was still the Storrs Agricultural School.

A number of utilitarian brick buildings complete the institutional core of the district. They range from small structures such as the 1917 Fire Department, to the more massive 1925 Office of Facilities and the 1938 Heating Plant, all grouped together at the northwest corner of the older campus (Inventory #s 13, 11, 20).

The Agriculture Quadrangle on the east side of Storrs Road, contains the last institutional architecture in the district. Its most prominent feature is the large wood-framed Dairy Barn (37' x 371') with its three tiled silos, built between 1913 and 1920 (Inventory #9; Photograph #15). A somewhat smaller 1922 barn, now used as the Landscaping Building, lies to the east and further back from the road (Inventory # 26). Most of the rest of the buildings in this quadrangle were built after 1950 with the exception of 1915 Farm Machinery Building (Inventory #12) and a small circa 1890 house now used by the university (Inventory #47).

Representative examples of the original faculty housing on the campus include the cottages shown in a streetscape of the north side of Gilbert Road (Inventory #s 45, 46; Photograph #16). Both were designed by H.C. Preston of Norwich and built in 1918. All of these houses have wood-shingled walls and open porches or porticos; each is individually designed. There are similar cottages on Whitney Road, a parallel street just to the north; two of these were designed by Delbert Perry (Inventory #s 56, 58; Photograph #17). The President's House built of brick in 1940, a more formal interpretation of the Colonial Revival style, is the only other

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 5

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small-scale residential building built by the college. It sits above Storrs road on the east side overlooking the historic campus (Inventory # 55).

Below the President's House, immediately adjacent to Storrs Road, are several of the residences that predate the founding of the agricultural school and are now used by the university. The earliest of these is a good example of a mid-eighteenth-century Colonial, the Cordial Storrs House, now called Honors House (Inventory #53; Photograph #18). Across the road in front of Mirror Lake is International House, built in the Federal style (Inventory #52; Photograph #19). Its plain facade is highlighted by an original doorway with a fanlight, pediment, and side pilasters. The splayed window lintels are an unusual feature. The Blake House, an 1820 Greek Revival just south of the Storrs House, completes the historic group of houses in this section of the campus (Inventory # 51).

A complete inventory of the contributing and non-contributing resources in the district follows. The institutional buildings owned by the university are listed first in alphabetical order, followed by the remaining residences and religious properties in order by street address. A building less than 50 years old is not usually classified as contributing but several major buildings, built up through 1942, are compatible in style with the rest of the historic campus and contribute to the district.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 6INVENTORY OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

<u>#</u>	<u>Address/Location</u>	<u>Name*/Style/Date</u>	<u>C/NC</u>	<u>Photo #</u>
1.	Center Campus	Admissions/Mechanic Arts Utilitarian, 1910	C	
2.	"	Arjona Building, Modern, c.1970	NC	
3.	"	Atwater Laboratory Colonial Revival, 1930	C	
4.	"	Beach Hall Collegiate Gothic, 1929	C	9
5.	"	William Benton Museum/Dining Hall Collegiate Gothic, 1920	C	10
6.	"	John J. Budds Building 20th-c. Institutional, c. 1950	NC	
7.	"	F.L. Castleman/Engineering I Neo-Classical, 1941	C	12
8.	"	Wilbur Cross Library Neo-Classical, 1935, 1965	C	11, 13
9.	"	Dairy Barn, 1913	C	15
10.	"	Design & Resource Management/ Collegiate Gothic, 1942	C	8
11.	"	Office of Facilities Utilitarian, 1925	C	
12.	"	Farm Machinery Building Collegiate Gothic, 1915	C	
13.	"	Fire Department/Power Plant Utilitarian, 1917	C	
14.	"	Gentry Building Modern Institutional, c. 1970	NC	
15.	"	Grange Hall Modern Neo-Classical, 1950	NC	

\* Where a building has more than one name, the current name precedes the historic name to conform with the campus directory.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 7

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16.	Center Campus	Grange Shelter pavilion, 1937	C	
17.	"	Gulley Hall/ Horticulture Bldg. Georgian Revival, 1908	C	2
18.	"	William Henry Hall Dormitory Collegiate Gothic, 1927	C	
19.	"	Hawley Armory Gothic, 1915	C	7
20.	"	Heating Plant Utilitarian, 1938	C	
21.	"	Elizabeth Hicks Hall Modern Institutional, 1950	NC	
22.	"	Holcomb Hall/ Women's Bldg. Collegiate Gothic, 1922	C	
23.	"	Jones Building Modern Institutional, c. 1965	NC	
24.	"	Koons Hall Colonial Revival, 1913	C	
25.	"	Lakeside Apartments Colonial Revival, 1931	C	3
26.	"	Landscaping Bldg./Motor Pool Colonial Revival Barn, 1922	C	
27.	"	Manchester Hall Collegiate Gothic, 1940	C	
28.	"	Planetarium, c. 1940	C	
29.	"	Radcliff-Hicks Building Neo-Classical, 1951-55	NC	
30.	"	School of Nursing/Infirmary Colonial Revival, 1919	C	4
31.	"	Sprague Hall Collegiate Gothic, 1942	C	

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 8

32.	Center Campus	Storrs Hall Colonial Revival, 1906	C	1
33.	"	Waring Chemistry Laboratory Modern Institutional, 1959	NC	
34.	"	Whitney Hall Collegiate Gothic, 1939	C	6
35.	"	White Building Modern Institutional, c. 1965	NC	
36.	"	Williams Health Services Modern Institutional, c. 1965	NC	
37.	"	Wood Hall Collegiate Gothic, 1940	C	5
38.	"	W.B. Young Building Modern Neo-Classical, 1953	NC	
39.	2 Gilbert Road	Cottage #22 & 23 Colonial Revival, 1917	C	
40.	3 "	Cottage #15 & 16 Colonial Revival, 1918	C	
41.	5 "	House 28 Colonial Revival, c.1918	C	
42.	6 "	Cottage #11 Shingle/Craftsman, 1912	C	
43.	8 "	Cottage #21 Colonial Revival, 1919	C	
44.	9 "	Cottage #9 Colonial Revival, c. 1918	C	
45.	11 "	Cottage #10 Colonial Revival, 1918	C	16
46.	15. "	Cottage #22 Colonial Revival, c. 1918	C	16

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 9

47.	Horsebarn Hill Ext.	Phelps House/House #41 Victorian vernacular, c. 1890	C	
48.	2 North Eagleville Rd.	Storrs Congregational Church Colonial Revival, 1926	C	14
49.	"	Congregational Community House Colonial Revival, 1927	C	
50.	"	Old Storrs Cemetery 18th c.	C	
51.	1310 Storrs Road	Blake House/Prof. Prattmen House Greek Revival, c. 1830	C	
52.	___ "	International House/John Gilbert Jr., House, 1802-1807	C	19
53.	___ "	Honors House/Cordial Storrs House Colonial, c. 1757	C	18
54.	(rear Sprague Hall)	House #1/Baker Cottage Vernacular, c. 1905	C	
55.	___ Oak Hill Road	President's House Colonial Revival, 1940	C	
56.	4 Whitney Road	Whitney House #2/E.M. Whitney Hse. Colonial Revival, 1917	C	
57.	6 "	Urban Research/Cottage #7 & 14 Shingle/Craftsman, 1919	C	17
58.	8-10 "	Cottage #15/Cottage #8 & 9 Colonial Revival, 1917	C	17
59.	1 Willowbrook Road	Esten House/House #6 Shingle, 1917	C	

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

EDUCATION

ARCHITECTURE

LANDSCAPE ARCHITECTURE

Period of Significance

1906 - 1942

1757 - 1942

1910 - 1942

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Various: See Item 8

Lowrie, Charles N. (landscape architect)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

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.

### Historical Significance

In the last half of the nineteenth century, the traditional American system of higher education with academic curricula that produced professionals in law, theology, and education was believed to be inherently undemocratic and often challenged as irrelevant to contemporary society.<sup>1</sup> Populists called for new types of institutions to provide training for the common man in useful occupations, even though some agricultural schools had been in place since the 1840s, for example, Farmer's College of Ohio. Writers such as Henry David Thoreau questioned the value of their formal education at such colleges as Harvard, Thoreau's alma mater. Horace Greeley believed that the problems of the national economy could be directly attributed to the lack of training for the "people."

Years of this ideological rhetoric resulted in the establishment of the Land Grant Act, or the Morrill Act, of 1862. Federally mandated and supported agricultural and technical schools were founded to provide an education for all social classes. Funding was provided by the sale of government land and allotted to each state to

☒ See continuation sheet



## 9. Major Bibliographical References

Biennial Report for the Trustees of the Connecticut Agricultural School at Storrs, Connecticut For the two Fiscal Years ended September 30 1910, and for the two years in other matters ended November 30, 1910, Public Document 29. Hartford: State of Connecticut, 1911.  
Connecticut Historical Commission. Architectural and Historical Survey of State-Owned Buildings. Marion Grabowicz, 1985.  
Stemmons, Walter. Connecticut Agricultural College: A History. New Haven: Tuttle, Morehouse & Taylor, 1931.  
Turner, Paul Venable. Campus: An American Planning Tradition. Cambridge: MIT Press, 1984.

### Maps:

Farm of Connecticut Agricultural College, Storrs, Conn., 1897.  
Campus of The Connecticut Agricultural College, Storrs, Connecticut. Mathematical Dept., 1920.  
University of Connecticut Campus Directory. O'Brien Taube, 1982, revised 1984.

☐ See continuation sheet

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: \_\_\_\_\_

## 10. Geographical Data

Acreage of property 105

### UTM References

A 

Zone	Easting	Northing
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C 

Zone	Easting	Northing
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B 

Zone	Easting	Northing
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D 

Zone	Easting	Northing
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☒ See continuation sheet

### Verbal Boundary Description

The boundaries of the district encompass the historic center campus of the University of Connecticut as shown on the district map.

☐ See continuation sheet

### Boundary Justification

The boundaries were drawn to encompass the historic center campus of the University of Connecticut, Storrs, Connecticut, to include all historic residential and institutional buildings associated with the development of the Connecticut Agricultural School, a.k.a. Connecticut State College and/or the University of Connecticut at Storrs, between 1906- and 1942, with some buildings constructed prior to those dates.

☐ See continuation sheet

## 11. Form Prepared By

Reviewed by John Herzan, National Register Coordinator

name/title Jan Cunningham, National Register Consultant

organization Cunningham Associates Ltd. date 5/7/88

street & number 7231 Town Place telephone (203) 347 4072

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**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 2

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establish or expand its agricultural and technical programs. Although land-grant institutions were more common in the Midwest, three were located in the New England states of Maine, Massachusetts, and Connecticut. Most of the new land grant colleges went on to become the principal institution of a state-supported university system for higher education, the role that the University of Connecticut has today.

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.

Unlike the larger land grant colleges established in the Midwest, the Storrs Agricultural School functioned for the first decade supported only by state funds. Land grant funds for Connecticut had originally been assigned to Yale in violation of the populist spirit of the act. It was not until 1893 that the school at Storrs was successful in its battle with the Connecticut General Assembly to have this source of federal funding. Much of its case was based on the fact that no farmland was available to Yale, an urban institution, but there was abundant land in the rural village of Storrs right on the campus. Despite this additional funding, the school remained small, with a limited student body, a policy established by the General Assembly. By 1897, the physical plant was a collection of wood-framed buildings in the Shingle and Queen Anne styles, randomly grouped around the south shore of Swan Lake, as shown on the campus map of that year; there were less than 50 students in attendance.

An active building program, combined with an expansion of the curriculum, began in 1906 and continued through the 1920s, a period when the agricultural school was becoming a more influential political force in the state. Although the agricultural curriculum became more diversified, academic training in less practical fields was still considered neither necessary nor appropriate for an agricultural school. For example, "classical studies" such as English or history were taught as single courses, but specialized programs in the new "science" of agriculture were housed in separate buildings. Professor Albert Gulley of the department of horticulture had expressed a need for a building for his department as early as 1894; Gulley Hall was erected in 1908 (Inventory # 17). In response to the new complexity of combustion engines, Mechanic Arts, the study of farm machinery, was introduced and had its own building by 1910 (Inventory #1). Since dairy farming was one of the principal types of agriculture in the state in the early twentieth century (along with poultry and

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 3

tobacco farming), a large dairy barn was constructed by 1913, the nucleus of the so-called Ag Quad on the east side of Storrs Road (Inventory #9). In addition to training new farmers, the school worked with its logical political constituency, the Connecticut Grange and key farmers in the state, to consolidate its political position and improve farm production. A standing committee for agriculture was formed in the state senate. The Connecticut Agricultural Experiment Station was established to improve crop and dairy production; its board was composed primarily of prominent farmers.

Most of the colleges and universities in the United States in the early twentieth century were developing master plans to either modify and expand existing campuses or create new ones; the Connecticut Agricultural School, as it was known in this period, was no exception.<sup>2</sup> Although there have been notable landscape architects in the field, such as Frederick Law Olmsted, most campus planning throughout the country traditionally has been done by architectural firms. The Board of Trustees, however, apparently found it more in keeping with the purpose of the institution to consult with Charles N. Lowrie of New York, a founding member of the Society for Landscape Architects, on a new site plan for the campus. His report and landscape plan, published in the Biennial Report of 1908-1910, was approved by the General Assembly.<sup>3</sup> Although it took 25 years to complete, the implementation of this plan marked the coming of age of the school. The construction of a number of substantial masonry buildings confirmed a long-range commitment on the part of the trustees and the General Assembly to a viable institution, one that had begun to take its rightful place among the other institutions for higher learning in the state. The effectiveness of the Lowrie plan can be demonstrated. It has endured and served the needs of an institution that grew from less than 500 students in 1910 to 3500 by 1945. This growth was accommodated by a plan that carried the agricultural school from a state college to a fully fledged university.

When the historic campus was finally completed in 1935 with the building of the Wilbur Cross Library (Inventory #8), the Connecticut Agricultural School had a new status as a state college. Agriculture remained a major field of study, but non-related academic departments were becoming more important, requiring the expansion of the physical plant. The field of agriculture itself had become more specialized; a laboratory for the study of animal disease and breeding was built in 1930 (Inventory #3). Within a few years other departments would have their own buildings on campus. The Castleman Building for engineering was constructed in 1941 (Inventory #7). A building for the study of home economics, one of the few fields open to women since they were admitted in 1893, was completed the following year (Inventory #10). The enduring importance to the state of the study of agriculture can be demonstrated, however, by the fact that of the nine major buildings of the "Ag Quad," all but two were built after the college became a university in 1939. The University of Connecticut at Storrs continues to be a leader in agricultural study, with most of the east campus given over to pasture for the active dairy



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 4

farm and extensive modern animal facilities.

During its early years, the Agricultural School had a special relationship with the Storrs Congregational Church. Walter Stemmons, in his history of the school, states that attendance at the church was required of all students.<sup>4</sup> Indeed, the faculty and the student body were apparently major contributors to the building campaign for the church and the community house (Inventory #s 48, 49). It is notable that the church elders turned to Delbert Perry to design both these buildings to harmonize with the evolving campus.

Architectural Significance

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 contribution of Delbert K. Perry and his firm of Unklebach and Perry is extraordinary. Delbert Perry was trained in the offices of the B. Hubbard Company of New Britain in the early 1900s and joined Unklebach as a partner in 1910. He specialized in academic buildings throughout his career. His school designs include buildings in New Britain, Newington, Plainville, and Wethersfield, Connecticut, along with campus buildings at Connecticut College in New London and Middlebury College in Vermont. His buildings at the university at Storrs are a tour de force and can be considered his best and largest body of work. It is his Gothic buildings that are the most distinctive. A picturesque and harmonious grouping, they are individualized by his creative use of Gothic elements, illustrated best by Beach Hall and the William Benton Museum, where the entrances are particularly unusual and impressive (Inventory #s 4, 5). The variety of embellishment introduced into his residential halls is noteworthy. Building on the pattern established by the first of these buildings, Storrs and Koon halls, which were designed by others, he carried the design forward, introducing subtle variations in the form and elaborating the surfaces to make each an individually significant building.

The Wilbur Cross Library, designed by architect Frederick Dixon, is much more traditional in its plan and style, falling back on the established convention of a



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 5

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colossal portico to create an imposing academic building (Inventory #8). That this building succeeds as well as it does is due in some measure to its siting, which gives its added presence. The west wing is a subtle variant of the neo-classical theme, a worthy addition to this key historic building which is visible from many parts of the campus.

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 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.

It is particularly fortunate that the cottages of Faculty Row have survived. These rather curious buildings in the shadow of large institutional structures recall the more human scale of the early campus. Well-preserved and maintained, they still display their special individual features which give this group added significance, a reminder of a period in the history of the university when time and money could be expended on the architectural design of a modest house.

Campus Planning and Landscape Architecture

Charles N. Lowrie's plan for the Connecticut Agricultural School evolved from a long tradition of campus planning extending back to the colonial period and embodied a whole set of educational and social values developed in the nineteenth century.<sup>5</sup> Historical precedents can be found for its conceptual basis, as well as its individual features. The fundamental American concept of a college as a close knit, self-contained community where students and teachers lived together, Thomas Jefferson's "academical village," typically English in origin rather than European, has been the basis of campus planning in the United States from the beginning. Such a plan requires dormitories, dining halls, and other support facilities, as well as academic buildings, all the elements of Lowrie's plan. Often these elements were arranged, as they are in the district, in a quadrangle, based on a medieval monastic precedent. American institutions rarely used the fully enclosed quadrangle, preferring the more open expanded plan used by Lowrie. In Connecticut, Yale approaches the monastic enclosure; Trinity was designed as a series of such

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 6

plans, but only partly built in this manner. 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."<sup>6</sup> 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.

Nineteenth-century influences are more directly applicable to an understanding of the Lowrie plan. Directly, or indirectly, he was influenced by the planning of other land grant institutions and Beaux Arts Classicism. Of particular interest here is the impact of Frederick Law Olmsted. His campus plans for a number of land grant schools embodied the principles of the educational revolution lead by the populists of the period. Olmsted believed that the appropriate setting for the new schools for the common man was an informal naturalistic park, designing the plan for the Massachusetts Agricultural School (later the University of Massachusetts) in this manner. Although unplanned, the 1897 campus of the Storrs school exemplifies the human scale and the accessibility of Olmsted's democratic campus. It 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. The small faculty houses, along with the existing residential architecture now incorporated in the campus, could stand for the residential "cottages" that Olmsted preferred over large dormitories. In believing that all of these campus features would instill proper values in the students, Olmsted was in accord with the philosophy of other nineteenth-century reformers. Educators, along with administrators of other public institutions, such as hospitals or prisons, all shared a common faith in the social benefits that could be derived from appropriate architectural design.

The final influence in the Lowrie plan is derived from Beaux Arts Classicism. His formal axial quadrangle with a large central building is typical of the campus planning of this style. The preponderance of Gothic architecture, a seeming contradiction in a classical plan, was commonly used by campus planners at this time. The nineteenth-century perception that institutional Gothic buildings were elitist had given way to the almost universal popularity of the style for college buildings in the twentieth century, regardless of a school's function, or expressed educational policy.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 7

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**Notes:**

1. The history of educational reform is drawn from Turner, Paul Venable. Campus: An American Planning Tradition. (Cambridge: MIT Press, 1984), pp. 134-140.
2. Ibid., p. 215 ff.
3. Charles N. Lowrie, "General Plan for Conn. Agricultural College, Storrs, Conn.," Biennial Report of the Trustees of the Connecticut Agricultural School at Storrs, Connecticut For the two Fiscal Years ended September 30, 1910, and for the two years in other matters ended November 30, 1910, Public Document No. 29. (Hartford: State of Connecticut, 1911).
4. Walter Stemmons, Connecticut Agricultural College: A History. (New Haven: Tuttle, Morehouse & Taylor Co., 1931), p. 129.
5. The historial influences on Lowrie were taken from Campus, passim. For Olmsted's participation in the planning of land grant schools, see p. 140 ff.
6. Biennial Report of 1910.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 10 Page 1

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UTM References

USGS Coventry Quad 1:24,000

USGS Spring Hill Quad 1:24,000

A 18 728170 4632550

B 18 728570 4632240

C 18 728860 4631860

D 18 728760 4631800

E 18 728820 4631650

F 18 728600 4631680

G 18 728400 4631510

H 18 728320 4631590

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N 18 728050 4631970

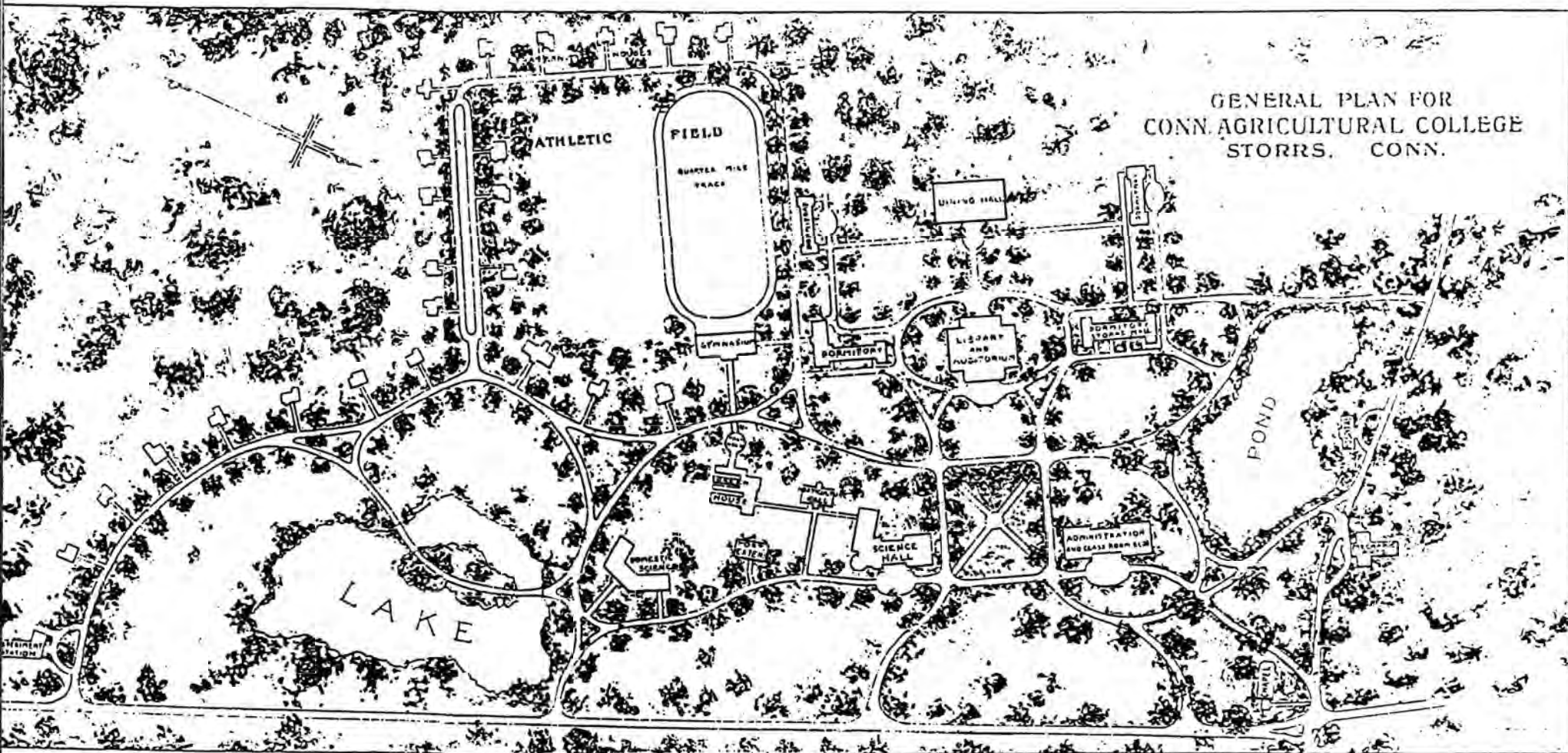
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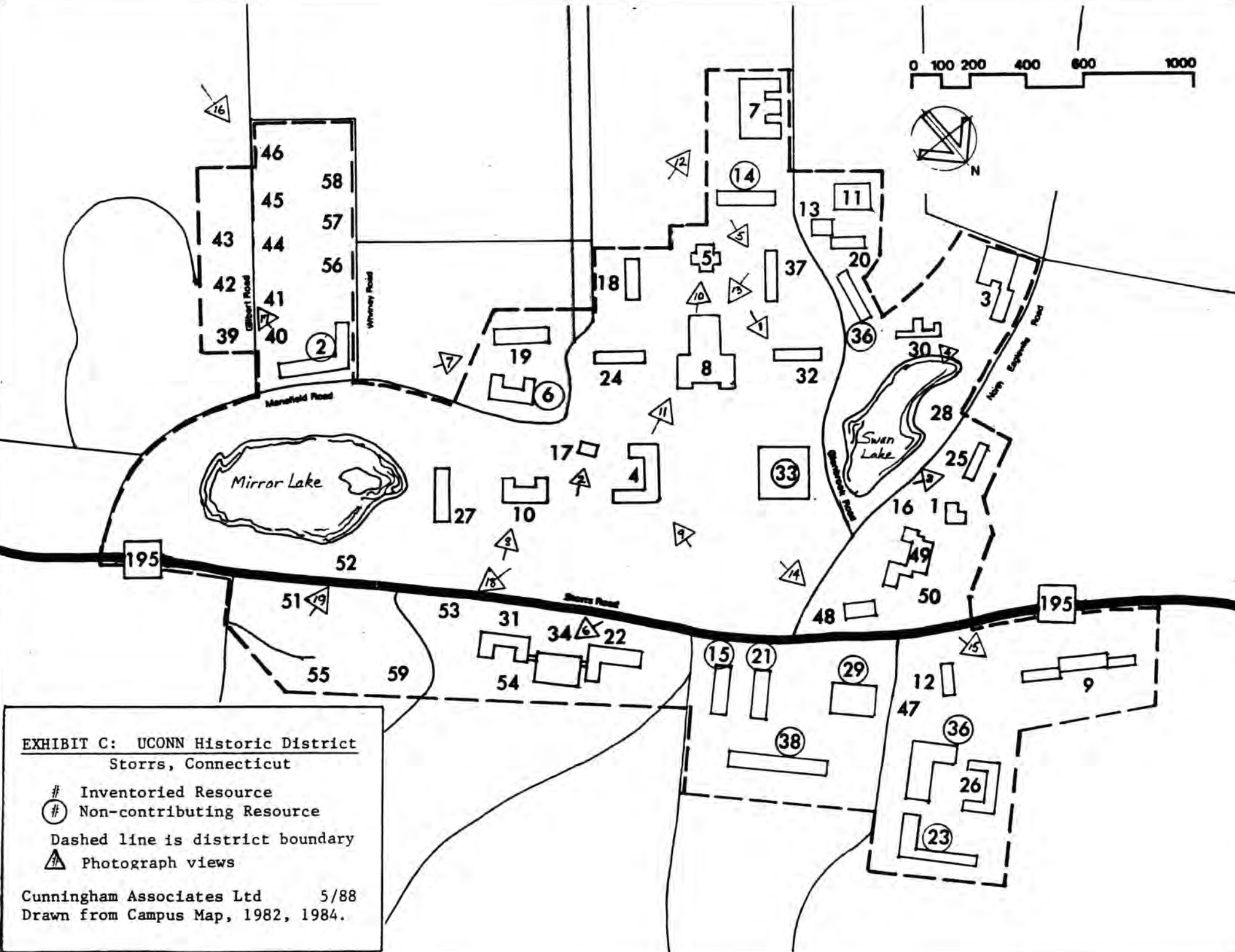
R 18 728300 4632440





UConn Historic District  
Storrs, Connecticut

EXHIBIT A: Charles Lowrie's  
Plan for the Campus, 1910



**EXHIBIT C: UCONN Historic District**  
**Storrs, Connecticut**

- # Inventoried Resource
- Ⓢ Non-contributing Resource
- Dashed line is district boundary
- ▲ Photograph views

Cunningham Associates Ltd 5/88  
 Drawn from Campus Map, 1982, 1984.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number Photos Page 1

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List of Photographs: University of Connecticut Historic District, Storrs, CT

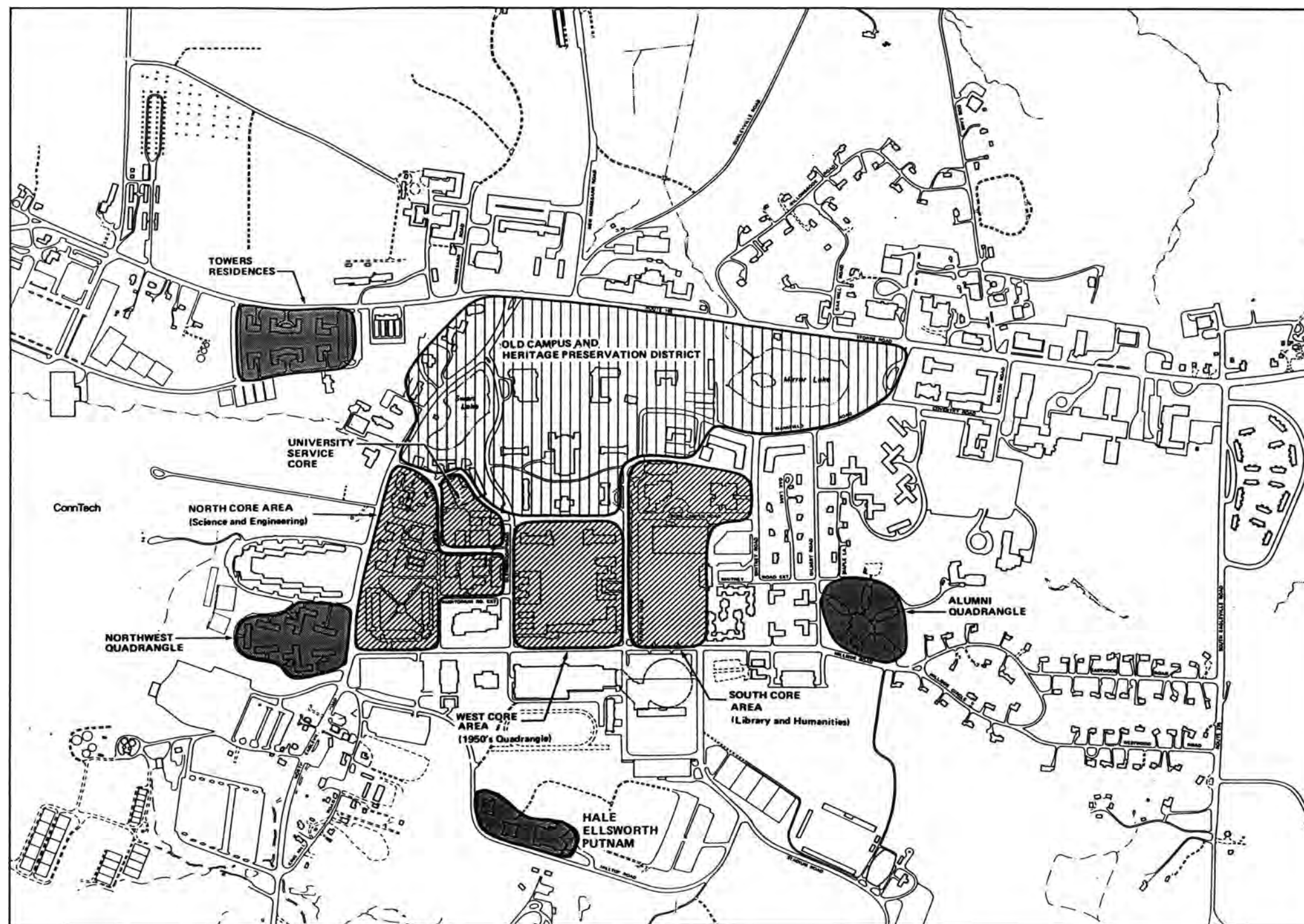
All photographs listed below were taken by Cunningham Associates Ltd. in April, 1988. The negatives are on file at the Connecticut Historical Commission, Hartford, Connecticut.

1. Storrs Hall (facing north)
2. Gulley Hall (facing west)
3. Lakeside Apartments (facing northwest)
4. School of Nursing/Infirmary (facing southwest)
5. Wood Hall (facing north)
6. Whitney Hall (foreground) Sprague Hall (rear) (facing southeast)
7. Hawley Armory (facing northwest)
8. Design & Resource Management (facing west)
9. Beach Hall (facing south)
10. William Benton Museum (facing west)
11. Wilbur Cross Library (east facade) (facing west)
12. Castleman Building (facing west)
13. Wilbur Cross Library (west facade) (facing east)
14. Storrs Congregational Church (facing north)
15. Dairy Barn (facing north)
16. 15 & 11 Gilbert Road (L-R) (facing north)
17. 6, 8-10 Whitney Road (L-R) (facing south)
18. Honors House/ Storrs House (facing southeast)
19. International House/ Gilbert House (facing west)



**Comprehensive  
Long-Range  
Facilities  
Master Plan**

FIGURE 4-11  
**Landscape Op-  
portunities and  
Constraints**



0046P

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: University of Connecticut Historic District--  
Connecticut Agricultural School

MULTIPLE  
NAME:

STATE & COUNTY: CONNECTICUT, Tolland

DATE RECEIVED: 12/19/88 DATE OF PENDING LIST: 1/03/89  
DATE OF 16TH DAY: 1/19/89 DATE OF 45TH DAY: 2/02/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88003202

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1/31/89 DATE

ABSTRACT/SUMMARY COMMENTS:

The district is of statewide importance both historically and architecturally. Its associations with educational development of state-supported agricultural schools resulting from the Federal Land Grant Act of 1862. The revivalist architecture of the campus is illustrative of the early 20th century movement of collegiate design. The campus plan and landscape architectural qualities exhibited at the University convey late 19th - early 20th century ideals influenced by movements such as Beaux Arts Classicism and the Olmsted Tradition of naturalism as executed by Charles N. Rowie. The period of significance is justified through 1942 because the district includes relatively few properties < 50 years of age; they were designed and executed within the architectural context of the district's older buildings thereby representing a continuum, and there is a distinctive break in construction activity from 1942 - 50 signalling a wartime slowdown.

RECOM./CRITERIA Accept A+C

REVIEWER Savage

DISCIPLINE Architectural History

DATE 1-31-89

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

---

CLASSIFICATION

     count           resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

     historic           current

---

DESCRIPTION

     architectural classification  
     materials  
     descriptive text

---

SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

     summary paragraph  
     completeness  
     clarity  
     applicable criteria  
     justification of areas checked  
     relating significance to the resource  
     context  
     relationship of integrity to significance  
     justification of exception  
     other

---

BIBLIOGRAPHY

---

GEOGRAPHICAL DATA

     acreage           verbal boundary description  
     UTMs           boundary justification

---

ACCOMPANYING DOCUMENTATION/PRESENTATION

     sketch maps         USGS maps         photographs         presentation

---

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_  
Phone \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_











'88 4 22











'88 4 23









'88 5 3



'88 5 3







224 88'



'88 4 23





'88 4 23





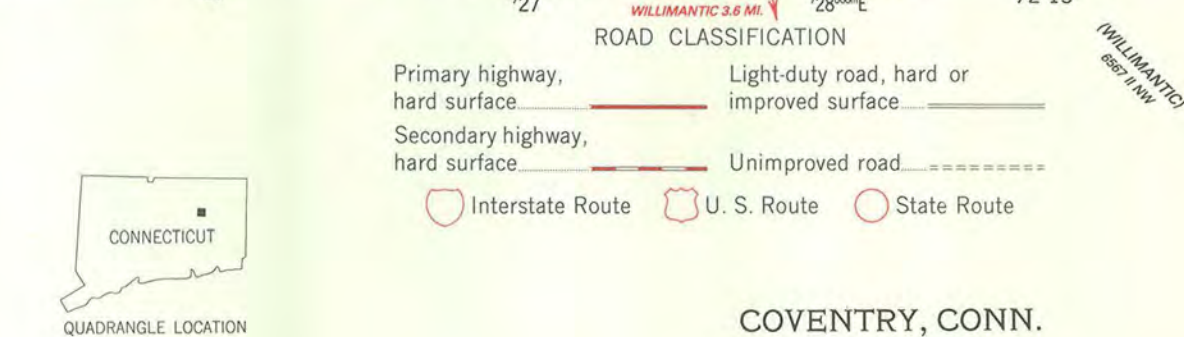
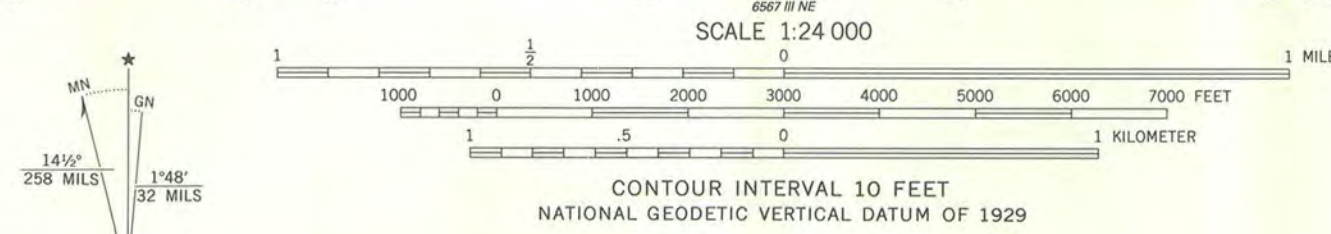






University of Conn.  
Historic District  
Storrs, Connecticut  
Coventry Quad  
A 18 728 170 4632 550  
G 18 728 400 4631 510  
H 18 728 320 4631 590  
I 18 728 450 4631 720  
J 18 728 360 4631 900  
K 18 728 160 4631 920  
L 18 728 030 4631 850  
M 18 728 960 4631 890  
N 18 728 000 4632 120  
O 18 728 940 4632 210  
P 18 728 200 4632 260  
Q 18 728 300 4632 440  
R 18 728 300 4632 440  
\* B-F See Spring Hill Quad

Mapped, edited, and published by the Geological Survey  
in cooperation with Connecticut Department of Environmental Protection  
Control by USGS, NOS/NOAA, and Connecticut Geodetic Survey  
Topography by photogrammetric methods from aerial photographs  
taken 1974. Field checked 1976. Revised from aerial photographs  
taken 1980. Limited field check 1983. Map edited 1983  
Supersedes South Coventry map dated 1953  
Projection and 10,000-foot grid ticks: Connecticut coordinate  
system (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 18  
1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 6 meters south and  
39 meters west as shown by dashed corner ticks  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map



COVENTRY, CONN.  
41072-03-TF-024

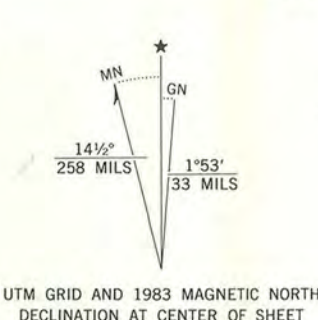
1983  
DMA 6567 IV SE-SERIES V816



University of Conn.  
Historic District  
Spring Hill Quad  
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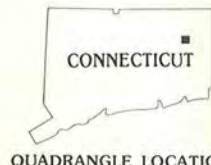


Mapped, edited, and published by the Geological Survey  
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Supersedes map dated 1953  
Projection and 10,000-foot grid ticks: Connecticut coordinate  
system (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 18  
1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 6 meters south and  
39 meters west as shown by dashed corner ticks  
Areas covered by dashed light-blue pattern are subject  
to controlled inundation  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



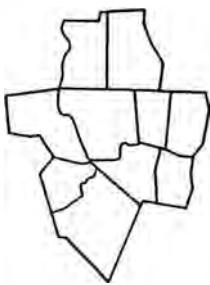
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Secondary highway, hard surface  
Unimproved road  
Interstate Route  
U. S. Route  
State Route  
Light-duty road, hard or improved surface

SPRING HILL, CONN.  
41072-02-TF-024

1983

DMA 6567 1 SW - SERIES V816





# WINDHAM REGIONAL PLANNING AGENCY

ashford chaplin columbia coventry hampton lebanon mansfield scotland willington windham

968 Main Street Willimantic, Connecticut 06226 (203) 456-2221

RECEIVED

SEP 08 1988

Connecticut Historical

TO: Town of Mansfield, University of Connecticut and other Interested Officials, Persons and Organizations.

FROM: Meg Reich, Planning Director

\* \* \* \* \*

\* SUBJECT: INFORMATIONAL MEETING ON THE PROPOSED UNIVERSITY OF CONNECTICUT HISTORIC DISTRICT. \*

\* TIME: 10:00 a.m., Thursday September 29, 1988 \*

\* PLACE: Council Chambers \*

\* Audrey P. Beck Municipal Building \*

\* Mansfield Town Offices \*

\* 4 South Eagleville Road \*

\* Storrs, CT. 06268 \*

\* \* \* \* \*

Background: The historic center campus of the University of Connecticut is under consideration for nomination to the National Register of Historic Places. The National Register of Historic Places is a program of the National Park Service, U.S. Department of the Interior, Washington, D.C. The National Register is a list of districts, sites, buildings, structures and objects which are significant in American history, architecture and archaeology. It is a guide for federal, state and local governments, planners, private groups and individuals to those properties in Connecticut and throughout the nation which merit preservation.

An inventory and nomination form have been prepared for the State Historic Preservation Officer. Sixty buildings and sites have been proposed to be included within the UConn Historic District (See map on reverse.)

Representatives of the State Historic Preservation Office and the consultant who prepared the draft nomination are scheduled to attend the meeting, describe the proposed district and discuss what National Register status would mean to the District, its buildings and the community.

Members of the Mansfield and University communities as well as other interested parties are invited to attend.

A copy of the draft nomination form will be placed on file with the Mansfield Town Clerk, the Mansfield Town Library, the Windham Regional Planning Agency, and the University of Connecticut Library for interested persons to review.

9/6/88

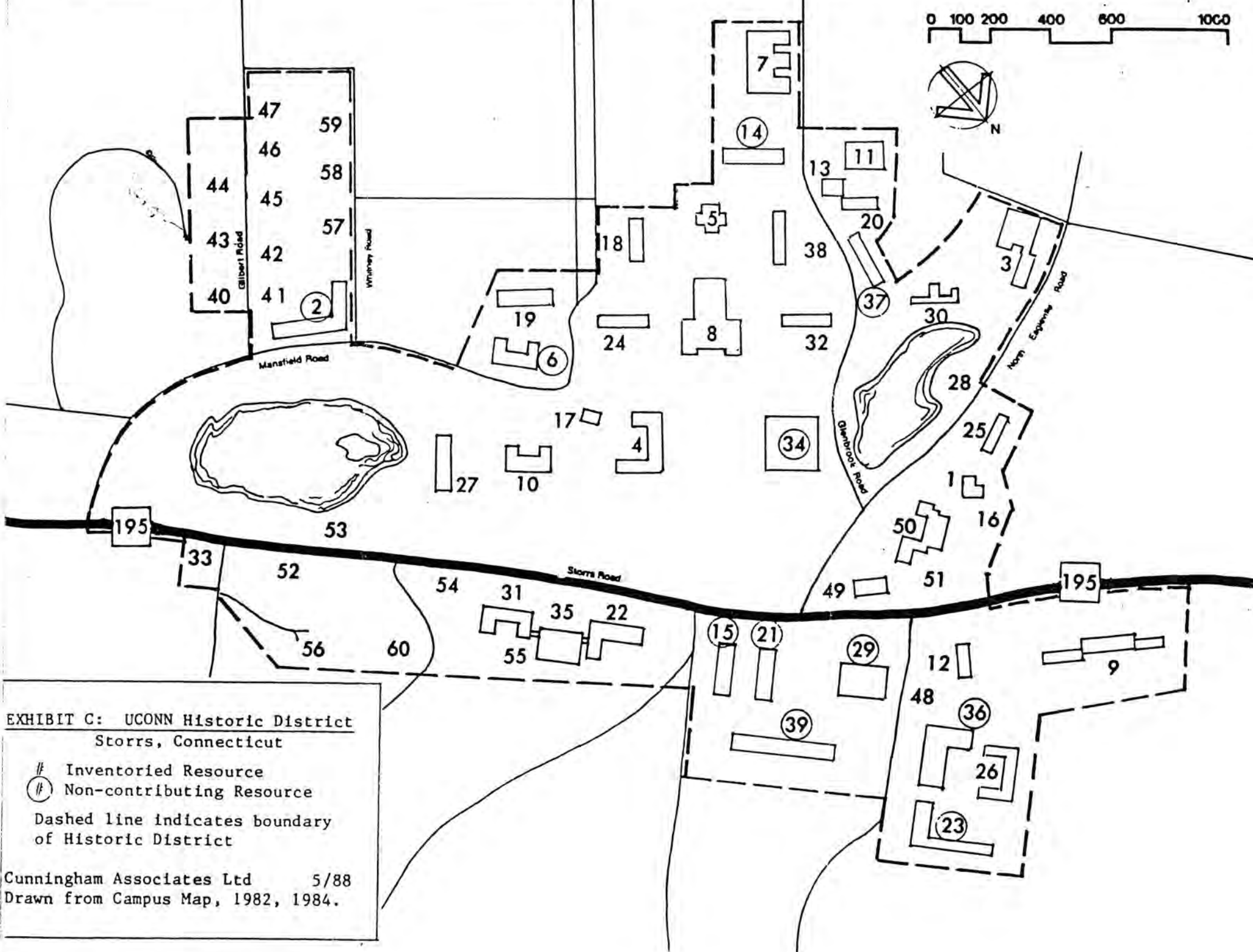


EXHIBIT C: UCONN Historic District  
Storrs, Connecticut

# Inventoried Resource  
 (#) Non-contributing Resource  
 Dashed line indicates boundary  
 of Historic District

Cunningham Associates Ltd 5/88  
 Drawn from Campus Map, 1982, 1984.



*Historic District Commission*  
*of the*  
*Town of Mansfield*  
*Storrs, Connecticut 06268*

October 6, 1988

RECEIVED

OCT 21 1988

Connecticut Historical  
Commission

John W. Shannahan  
State Historic Preservation Officer  
59 South Prospect Street  
Hartford, CT 06106

Dear Mr. Shannahan:

We the members of the Historic District Commission of the Town of Mansfield wish to record our approval of the nomination of the University of Connecticut Historic District for placement on the National Register of Historic Places Inventory.


Houses and buildings such as the Cordial Storrs Hs. (Honors Hs.), John Gilbert Hs. (International Hs.), the Horticulture Bldg. (Gulley Hall), Beach Hall, the Commons Dining Hall (Wm. Benton Museum), the Wilbur Cross Library, Holcomb Hall, Hawley Armory, Wood Hall and Whitney and Sprague Halls are the architectural and historical heart of the still surviving heritage of the University and this section of the Town of Mansfield.


Stylistically these buildings range from Georgian and Federal styles of the 18th and early 19th centuries through the Neo-classical and Gothic Revivals of the late 19th and early 20th centuries. Included are fine examples of Georgian and Federal Revival buildings, Collegiate Gothic dormitories and early 20th century "Shingle Style" cottages (faculty row). A large portion of a course in American architecture can be illustrated and exemplified by this range of styles.

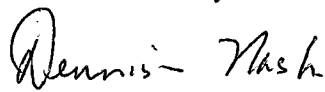
These, and other buildings that lie beyond the perimeters of your designated historic district, are indeed worthy of inclusion on the National Register of Historic Places Inventory and we recommend that this be done.

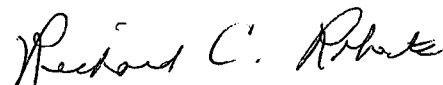
Sincerely,

  
Gail Bruhn

  
Kenneth Forman

  
David Hall, Chair.

  
Dennison Nash

  
Richard Roberts, Sec.

  
Roberta Smith

  
Hamilton Holt





The Office of the Vice President  
for Administration

U-130  
Gulley Hall  
352 Mansfield Road  
Storrs, Connecticut 06268  
Telephone (203) 486-4429, 4430

November 21, 1988

RECEIVED

NOV 22 1988

Connecticut Historical  
Commission

Mr. John W. Shannahan  
Historic Commission  
59 South Prospect Street  
Hartford, CT 06105

Dear Mr. Shannahan:

In June of this year, President Casteen was contacted concerning the nomination of a section of The University of Connecticut Campus at Storrs for the National Register of Historic Places. We understand that this nomination is based on criteria set up by the National Register and was precipitated by a charge to the State Historic Preservation Officer to inventory State-owned property. Although the University is gratified to be considered, we have substantial reservations to the nomination.

As you may be aware, the University has, in recent years, completed a "Comprehensive Long-Range Facilities Master Plan". One component of that Master Plan was to identify a University "Heritage Preservation District". Our goal for this area of the campus will be to preserve and enhance buildings and landscape which are of significant historic or architectural value to the University. I cite the University's efforts in this regard as an indication of our dedication to appropriate measures to foster historic preservation.

The most important reservation is the considerable exposure the University will suffer under sections 22a-15 through 22a-19 of the Connecticut Environmental Protection Act. This act, as you know, allows individuals to bring suit for unreasonable destruction. The University is not adverse to the Historic Preservation Officer reviewing any University construction, renovation or demolition project, as is currently done; rather, we are fearful of the time and cost which could be associated with frivolous and pernicious lawsuits. Furthermore, we object to the nomination on the grounds of section 7-147k(b) of the Connecticut General Statutes which specifically excludes non-profit educational institutions from consideration under



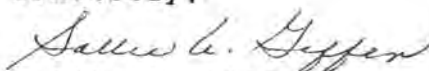
An Equal Opportunity Employer

Mr. John W. Shannahan  
November 18, 1988  
Page 2

sections 7-147a through 7-147o of the statutes. We believe this legislation excluded nonprofit educational institutions from provisions establishing and altering historic districts because the legislators were cognizant of the dynamic nature of educational institutions and realized that these institutions could ill afford long and costly delays which could result.

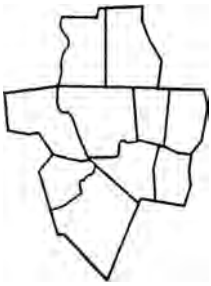
In closing, I would like to reiterate our support for the program of historic preservation and the value it represents to the community and assure you that the University will continue to preserve and restore properties of historic significance, but we are requesting that The University of Connecticut nomination be rejected in light of the above reasons. If we can be of any assistance to your office, please feel free to call on us.

Sincerely,



Sallie A. Giffen  
Vice President for  
Administration

jsp  
cc: John T. Casteen, III



# WINDHAM REGIONAL PLANNING AGENCY

*ashford chaplin columbia coventry hampton lebanon mansfield scotland willington windham*

968 Main Street Willimantic, Connecticut 06226 (203) 456-2221

**RECEIVED**

NOV 30 1988

Connecticut Historical  
Commission

November 30, 1988

John Shannahan  
State Historic Preservation Officer  
59 South Prospect Street  
Hartford, CT 06106

Re: Nomination of UConn Historic  
District to National Register  
of Historic Places

Dear Mr. Shannahan:

The Windham Regional Planning Agency Board of Representatives and staff have reviewed the nomination of the proposed University of Connecticut Historic District to the National Register of Historic Places. The issues expressed at the September information meeting, particularly those of the University's representatives, were considered at the Agency's October and November meetings.

The Agency discussed the University's concerns that National Register status would 1) open the University to legal challenges to which it would otherwise not be exposed, 2) add to the paperwork and time necessary to review and carry out renovations to or demolitions of buildings in the District and 3) interfere with implementation of the University's recently adopted Comprehensive Long-Range Facilities Master Plan.

The Agency shares these concerns and hopes that such impacts can be minimized. Recognition of the University's "old center campus" as a national resource to be protected through the National Register program was deemed by the Agency, however, to override the impediments such designation may impose. Thus the Agency voted at its November meeting to support the Nomination of the proposed University of Connecticut Historic District to the National Register of Historic Places.

Please convey this action to the State Historic Preservation Board.

Sincerely,

*Meg Reich*

Meg Reich  
Planning Director

MR:lb

cc: John Casteen, President, University of Connecticut  
Robert Clawson, Facilities Management, University of Connecticut  
Storrs Congregational Church  
David Hall, Chairman, Historic District Commission  
George Whitham, President, The Mansfield Historical District Commission  
Ronald F. Aronson, Pres., Joshua's Trust Conserv. & Historic Trust, Inc.  
Aline L. Booth, Chairman, Mansfield Planning and Zoning Commission  
Gregory Padick, Mansfield Town Planner  
Jan Cunningham, National Register Consultant  
✓ John Herzan, National Register Coordinator

TLC  
12/21/89  
Hule  
12/21

H32(413)

DEC 22 1989

John T. Casteen, III  
President  
The University of Connecticut  
352 Mansfield Road  
Storrs, Connecticut 06268

Dear Mr. Casteen:

In response to a recent telephone call by Senator Dodd's staff it was discovered that your letter of January 23, 1989, objecting to and requesting substantive review of the nomination of a portion of the University of Connecticut to the National Register of Historic Places, was inadvertently filed with the nomination documentation without a response. We apologize for this oversight. Furthermore, Senator Dodd's staff informed us of your second follow-up letter of July 13. We have no record of receiving this correspondence; however, we will address your concern about notification of the listing voiced therein as conveyed to us by the Senator's staff.

The University of Connecticut Historic District (also known as the Connecticut Agricultural School) was listed in the National Register on January 31, 1989, after the nomination documentation was substantively evaluated. The district was listed for its historic significance as the first State-supported school for the study of agriculture as the result of reformist educational trends and the impact of the Morrill Act (Land Grant Act) of 1862. The university's collection of well-preserved 20th-century revivalist institutional architecture and its substantially intact historic campus plan convey the district's importance in the areas of architecture and landscape architecture. A collection of several university buildings constitutes a major body of work of prominent architect Delbert K. Perry, and the campus plan is the design of noted landscape architect Charles N. Lowrie. Several residences acquired or built by the university contribute to the overall historical function and development of the campus.



All of these significant attributes convey the statewide importance of the university as a historic district. Approximately 80 percent of the resources within the boundaries of the district contribute to its historic and architectural significance: seven buildings are less than fifty years of age, representing about 12 percent of the total number of the district's resources. The period of significance for the district is justified through 1942 to include the body of Perry's exceptional work and the last major buildings constructed prior to an 8-year halt in campus building activity brought on by World War II. In response to the enormous growth in student population following World War II, the university undertook construction of several new buildings beginning in 1950, none of which are documented as contributing to the district's historical and architectural significance in the nomination.

We understand your concerns about the provisions of Connecticut's Environmental Protection Act by which suit can be brought for the unreasonable destruction or alteration of properties listed in the National Register. However, since this is legislation of the State of Connecticut, it is legally outside of the purview and control of the Federal preservation program. Likewise, the State legislation prohibiting local historic committees from nominating property of non-profit higher education institutions as historic districts [CGS7-147 k(b)] is also beyond our control. In accordance with the National Historic Preservation Act, the decision to include the university historic district in the National Register is based solely on the property's historic and architectural merits and eligibility for listing under the Criteria for Evaluation. Additionally, only private property owners may block the listing of eligible properties through owner objection.

In response to your concern about notification of the nomination and its listing, the property was published in the Federal Register on January 3, 1989, as a pending nomination and afforded the regulatory 15-day commenting period. We notified Mr. John W. Shannahan, the State Historic Preservation Officer, of the listing in our weekly notice dated February 10, 1989. Our weekly notices are regularly sent to all State Historic Preservation Officers and members of Congress. We have been informed by Mr. Shannahan's staff that you and Mr. Robert Clausen were then notified of the listing by copy of a May 9, 1989, letter to the chief local elected official, in this case the Town Manager.

Once again, we apologize for our initial oversight of your first letter, and we hope we have addressed all of the issues in both of your letters. We hope that you and the university can work with Mr. Shannahan and his staff to achieve the goals of the university's academic programs as well as the preservation of its valuable historic resources. If we can provide further information, please let us know.

Sincerely,

Carol Shull  
(signed)

Carol D. Shull  
Chief of Registration  
National Register of Historic Places  
Interagency Resources Division

cc: Mr. John W. Shannahan  
State Historic Preservation Officer and  
Director, Connecticut Historical Commission  
59 South Prospect Street  
Hartford, Connecticut 06106

Honorable Christopher J. Dodd  
Putnam Park  
100 Great Meadow Road  
Weathersfield, Connecticut 06109  
ATTN: Lisa Weiss

bcc: 413-RF

FNP:B.Savage:tlg:12/21/89:343-9536

BASIC FILE RETAINED IN 413

SYS66(BLS)-UConn

# THE UNIVERSITY OF CONNECTICUT

OFFICE OF THE PRESIDENT

January 23, 1989

Keeper of the National Register  
National Park Service  
U.S. Department of the Interior  
Washington, D.C. 20240

JAN 27 1989

NATIONAL  
REGISTER

Dear Sir or Madam:

I am writing about the nomination of a significant area of the University of Connecticut as an historical district. The University opposed the nomination and wishes to appeal it on several grounds. Specifically, I write to request a substantive review of the nomination.

The nomination of the University's property as an historical district includes fifty-seven (57) of our total of one hundred (100) major structures. Included in the fifty-seven buildings are eleven (11) non-contributing structures. Of the remaining forty-six (46) contributing resources, nine buildings are not over fifty years old. At a minimum, the nomination, therefore, affects more than one-third of the University's structures. The restrictions on the University resulting from acceptance of the nomination are costly and time consuming. They will seriously affect our ability to respond appropriately to the educational demands placed upon the University, and they will not tangibly benefit either the local community or the public interest in historic preservation. We believe that inclusion of over one-third of our campus structures is excessive.

The State of Connecticut, under its Environmental Health Protection Act (CGS, Section 22a-15 through 22a-19) provides the opportunity for individuals to bring suit for unreasonable destruction of State resources and is applicable to historic structures. The University is not adverse to the State Historic Preservation Officer's reviewing any construction, renovation or demolition project, as is currently done. We are concerned, however, that after the declaration as an historic

Keeper of the National Register -2-

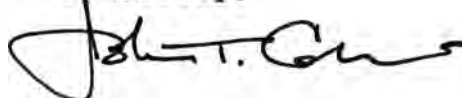
January 23, 1989

district, private citizens can bring suit. Delays, cost escalation, and decisions prohibiting demolition of a structure will adversely affect the implementation or modernization of our academic programs.

The State of Connecticut has legislation prohibiting local historic committees [CGS7-147 k (b)] from nominating property of nonprofit higher education institutions as historic districts. We believe that the logic for excluding these institutions is applicable to all nominations. By the enactment of this statute, the State Legislature recognized the dynamic nature of higher education institutions and their need to respond to growth, changing technology and the research and teaching demands of a modern university.

The State and the University already recognize that there are historically significant buildings on the Storrs campus. In the Comprehensive Long-Range Facilities Master Plan funded by the State and prepared for the State and the University by a professional planning firm, an area of the old campus was identified for preservation. A copy of that portion of the master plan is enclosed. This area includes seventeen (17) buildings which date from 1802 to 1942 and include the five architectural styles identified in the historical district nomination. The long-range plan has been accepted and is supported by the University of Connecticut Board of Trustees. We believe that the University's commitment to preserve the old campus area is consistent with the intent of the nomination while allowing the University and the State the flexibility to maintain a strong commitment to its teaching and research mission.

Sincerely,



John T. Casteen, III

f

Enclosures

cc: Senator Joseph Lieberman

State Representative Jonathan Pelto

State of Connecticut

ss: Mansfield

January 23, 1989

County of Tolland

Subscribed to, and sworn to before me, Marie C. Dusseault, at Mansfield, CT, this 23rd day of January, 1989.



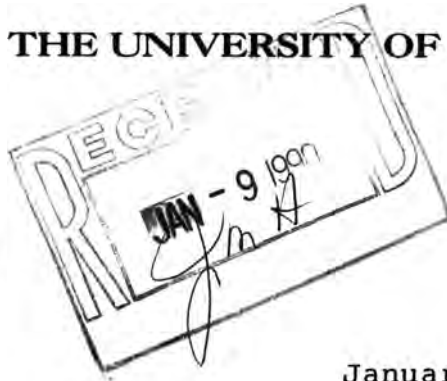
Marie C. Dusseault, Notary Public

My commission expires 3/31/91.



# THE UNIVERSITY OF CONNECTICUT

OFFICE OF THE PRESIDENT



January 3, 1990

Ms. Carol D. Shull  
Chief of Registration  
National Register of Historic Places  
Interagency Resources Division  
National Park Service  
United States Department of the Interior  
Washington, D.C. 20013-7127

Dear Ms. Shull:

Thank you for your letter of December 21 about the inclusion of certain University of Connecticut property in the National Register of Historic Places. Concerned though we are to have received no prior notification of a decision that has substantial and harmful implications for the University, we appreciate your advice.

Sincerely,

John T. Casteen, III

f

cc: The Honorable Christopher Dodd  
The Honorable William A. O'Neill  
The Honorable Joseph Lieberman  
The Honorable Clarine Nardi Riddle  
Sallie A. Giffen, Vice President, Administration  
Willie J. Hagan, Director, Government Relations  
Paul M. Shapiro, Assistant Attorney General

# The Daily Campus

Page 8 Friday, September 30, 1988 Since 1896

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Arts

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Features

## 'Dream Campus' becomes nightmare

UConn's "Dream Campus" may be turning into a nightmare.

Approximately sixty buildings on the UConn campus have been proposed by Connecticut's General Assembly for nomination in the National Register of Historic Places.

Having a large part of the campus in the National Register is not bad. It is a nice attraction, and it will make the university eligible to receive restoration grants from the American Heritage Trust Fund.

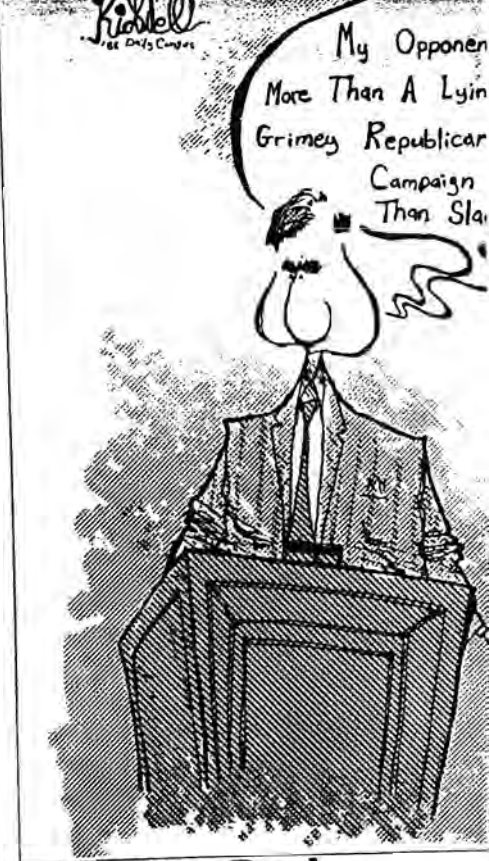
Unfortunately, according to John W. Shannahan, State Historic Preservation Officer, no funds are currently available. Worse, while UConn acknowledges the importance of its links with the past, it has been looking enthusiastically forward.

Preserving buildings and the history they represent is commendable. But in UConn's case it may do more harm than good.

The university has a major long-term master plan for reconstructing the campus. The proposed "Dream Campus" involves renovating and demolishing several buildings. If the campus were to become part of the National Register, individuals could stop the university from making any or all of the changes that it has planned.

The complicated process the university must go through in order to perform construction, will now become even more complex and time consuming.

If the majority of the UConn campus becomes an historic district, the Dream Campus will remain a dream, and major construction projects to improve the campus will become a nightmare.



—Mike Royko—

## Norway, the

Most married couples occasionally quarrel. The disputes can be brought on by money problems, shirking lawn duty, noisy kids, which TV show to watch, leaving the bathroom a mess, lingering over a drink after work, coveting a neighbor's wife or husband, or countless other trivial issues.

In our case, it's Norway.

It happened again the other day, as I was catching up on news stories I missed while on vacation.

I looked up from the paper and said: "I really think we should move to Norway."

She snapped: "You're not going to start that again."

I said: "Again? I haven't mentioned it since...since ..."

"You mentioned it yesterday." "Well, time flies. And I think it would be a good idea."

"Ok, what brought it on this time." I explained that in reading the paper I discovered that a thug had raped a woman on a downtown subway platform during rush hour, in full view of snickering commuters who thought it was an amusing case of exhibitionism.

Or possibly they thought they were seeing something akin to street musicians. Had the rapist put a tin cup

# Historic Zoning Could Give Power to Private Citizens

By Lisa Fay Wellek  
Campus Correspondent

Private citizens might be able to stop UConn from construction, alteration, or destruction of buildings in the proposed historic district which includes most of the Storrs campus.

John W. Shannahan, State Historic Preservation Officer, spoke at an informational meeting yesterday at Mansfield Town Hall. He said "unreasonable destruction of a National Register building could be cause for action in the courts."

Also, in a letter written to UConn President John Casteen, Shannahan said if a private citizen can show a developer or owner of a historic site has "unreasonably destroyed the public trust in such historic structures or landmarks," the case can be battled in court for years, which would be expensive and delay future construction.

Unreasonable destruction, according to Shannahan would

be different for each building and would be decided in the courts.

UConn's Vice President for Administration, Sallie Giffen said there "is nothing to be gained and time and money to be lost" if these buildings are listed in the National Register of Historic Places. She added this would give private citizens the power to impact the plans of the university.

Sixty buildings have been proposed by Connecticut's General Assembly, for nomination in the National Register of Historic Places.

Buildings are nominated for their architectural significance and importance in American History. The proposed district includes the center campus buildings, the cottages on Gilbert Road, and the residential buildings on the east side of Route 195.

In order to be nominated to the National Register of Historic Places, buildings must be over 50 years old and must be well preserved.

Of the buildings proposed for nomination in the National Register of Historic Places, 82% of the buildings proposed meet the criteria for nomination because they are old and the remaining buildings qualify because they are considered significant in the development of UConn's history.

Unlike owners of private property who can reject nomination, the objections of UConn officials will not be any factor in the nomination process because UConn is public property.

If UConn experts can find a historical inaccuracy or an area that does not meet the criteria, the nomination could be canceled.

The National Register and Historic Certification Consultant, Jan Cunningham drafted the registration form. Cunningham, who has consulted other landmark projects on historic zoning said, "I go into these deliberately cold and I analyze it building by building."

Cunningham described the collegiate institutional style of the east campus dormitories and the fact that Charles N. Lowrie, the noted landscape architect, designed the campus in 1910 as part of a master plan.

She said the campus has expanded beyond the boundaries of the original plan but the historic core is remarkably preserved.

UConn's Director of Engineering Office of Facilities, David C. Turnquist, disagreed and said many of the buildings up for nomination "don't fall into the category of historic." He cited the cottages on Gilbert Road which would be included in the district and

said, "I don't see anything special in them at all."

Shannahan said in 1984, Connecticut's General Assembly passed legislation for all buildings in the state to be evaluated. Since then, 3700 buildings have been proposed for registration.

He said listing in the National Register of Historic Places does not guarantee these buildings will be preserved, but it identifies properties with historic significance so they will not be unknowingly destroyed.

The State Historic Board is scheduled to vote on the UConn historic district at South Congregational Church in Hartford on December 1.



John Shannahan holds up a plaque which can be purchased to mark buildings listed as historic places (Charles Pickett photo).



## National Register of Historic Places

# Panel favors listing of 49 UConn buildings

HARTFORD (AP) — The state Historic Commission, overriding the wishes of University of Connecticut officials, has voted unanimously to nominate 49 Storrs campus buildings for the National Register of Historic Places.

Sallie A. Giffen, UConn's vice president for administration, told the board that the historic designation would hamper the university's efforts to renovate some buildings and demolish others.

Among the buildings included on the Historic Commission's list are a row of former faculty cottages, now used for sorority and fraternity houses, which the university wants to tear down.

"The nomination... was not sought by the university and is not considered as desirable," Giffen said.

Karen Grava Williams, a UConn spokesman, said the university is considering opposing the nomination, which was forwarded after the state commission meeting Thursday for final decision to the National Park Service in Washington, D.C.

The 49 buildings include include colonial houses dating from 1757; gothic brick buildings such as Sprague and Beech balls; and the neoclassical Wilbur Cross Building, which dominates the center of the campus with its white columns and golden dome.

The nomination to the historic register was supported by the Mansfield Historic District Commission. The buildings "not only create a sense of the past, and the history of the university itself, but they also constitute a kind of architectural course," said Kenneth W. Forman, a UConn art professor and member of the Mansfield commis-

sion. Storrs is a section of the town of Mansfield.

John W. Shannahan, director of the Connecticut Historical Commission, said he expects the National Park Service to announce a decision on the UConn nomination early next year.

If the UConn buildings were placed on the National Register, the state Historic Commission would have the power under state law to challenge plans for

demolition or major renovations, Shannahan said.

Giffen said in a Nov. 21 letter to Shannahan that the UConn administration is "fearful of the time and cost which would be associated with frivolous and pernicious lawsuits" by those seeking to stop renovations or demolitions.

In addition, Giffen said the university believed that a state law barring municipal historic

commissions from including non-profit educational institutions in local historic districts should be interpreted as applying also to the Connecticut Historical Commission.

Williams said it would be costly and time-consuming for the university to obtain special moldings, trim and other materials needed to preserve the historic buildings in their original styles.



# Overhaul urged for state technical

## colleges

Continued from Page 2

tween the regional community college system and the technical colleges by providing competitive grants to run new programs. The money could come from savings generated by adhering to the state staffing formula.

- Merging the community colleges and technical colleges into a comprehensive two-year college system that would continue to offer technical education within a distinct division of the system.

A merger, the most dramatic of the possible changes, has support in some quarters, including the office of the higher education commissioner.

"Connecticut is one of the few states that maintains separate systems," Glasgow said.

"I have been an advocate for comprehensive two-year community and technical colleges as the most effective way to operate."

In a separate study made public last week, a consultant recommended to the Board of Governors for Higher Education that Waterbury State Technical College, the largest of the five technical schools, merge with Mattatuck Community College.

Some believe that the two schools, located in the Central Naugatuck Valley Region Higher Education Center, could become a model for other mergers between the two systems.

Such a merger has been rejected before, and the obstacles facing another attempt would be formidable. Officials of the regional community colleges say they have not been consulted.

However, among the most serious obstacles to any change is what consultants have described as an "embedded culture" that has made the technical colleges slow to change.

Richard M. Libby, state technical colleges executive director, declined to comment on the study until it is made public, but he contends that the faculty union contract has made it impossible to run the institution efficiently.

Despite dwindling class loads, the contract has made it difficult to lay off faculty members or to assign them at certain hours without paying overtime, Libby said. They can earn additional pay for evening classes, summer classes and extension courses.

State records show that a professor at Thames Valley State Technical College, whose regular salary is \$48,116, was paid \$71,027 last year. Two Norwalk State Technical College professors, also with \$48,116 annual salaries, were paid \$62,633 and \$63,290, respectively.

The union, meanwhile, accuses Libby of padding his own office. In three years since he was appointed, the central office budget has nearly doubled and is now \$1.4 million. The number of jobs authorized for the central office is 32, up from 21 two years ago, though Libby says the number of new positions is three.

Faculty members circulated a letter recently urging the system's board of trustees to fire Libby.

The letter, which union officials say was endorsed by 85 percent of the faculty, cites various complaints, including an order from Libby this year prohibiting faculty members and students from speaking directly to members of the board of trustees.

Libby said the letter was "disappointing to me because it's never happened in my career, but the circumstances we've been operating under are very complex and difficult to deal with."

Page 3

## Historical! district

# Forman, art professor, sees beauty of buildings

By Lisa Fay Wellek  
Daily Campus Staff

Frank D. Vasington, dean of liberal arts and sciences, used to live in Wood Hall, which now contains offices for the History department, the Honors program and Liberal Arts and Sciences.

Wood Hall was a dormitory until the mid 1950s, and Vasington said it was "a great dorm and very comfortable." He also said it "was very convenient to the student mess hall (Benton Museum of Art)

and the library (Wilbur Cross)."

According to Kenneth Forman, professor of art, Wood Hall is "very ornate and decorative and definitely belongs in the National Register (of Historic Places)."

Sixty of UConn's buildings are being proposed for nomination into the National Register of Historic Places because of their historic and architectural significance in American history.

UConn Vice President for

Administration, Sallie Giffen said there is nothing to be gained and time and money to be lost if these buildings are listed in the National Register of Historic Places because listing would "restrict what we can do and how we can do it in terms of renovation."

State Historic Preservation Officer John W. Shannahan said National Register buildings would be protected from what he called unreasonable destruction.

Forman said he hoped the university "couldn't touch" these buildings if they were listed in the National Register of Historic Places. He said it is "important it be done so people won't change" the buildings.

Forman said Gulley Hall and the Wilbur Cross Building, part of the proposed historic district, "are good examples of Federal revival architecture because they are reminiscent of the Roman era," with their columns and tall arched windows.

He said Gulley Hall is "an example of a wealthy, fairly high status family," while Wilbur Cross represents a public building, such as a library.

"Wilbur Cross and Gulley Hall are the most significant in classic architecture at UConn," he said.

Forman said he thought the Chemistry Building, the Arjona Humanities Building and the Budds Building, part of the proposed historic district, should not be included in the nomination.

Forman, who came to Storrs in 1951 said, "You get a little prejudiced because these were built since I've been here."

According to Forman, the Budds Buildings, built in 1951, is "not significant enough" to be placed in the National Register of Historic Places. He described it as "blah."

Forman, also on the Mansfield Historic District Commission which oversees the three historic districts in Mansfield, wrote a letter to State Historic Preservation Officer John W. Shannahan. The letter, written on behalf of the five member Commission, says these buildings "are indeed worthy of inclusion on the National Register of Historic Places Inventory and we recommend that this be done."

In 1987, UConn revealed its master plan or Dream Campus. According to Giffen, this comprehensive long-range plan provided for the Heritage Preservation District.

A comparison of the National Register Historic map and UConn's master plan reveals they are identical with the exception of the East campus dormitories and the Arjona Building which are included the National Register plan.

Giffen referred to Heritage Preservation District and said "we could keep things updated and modernized inside the buildings" but UConn would preserve the exterior.



The entrance of Beach Hall, a building picked for the historical district register (Lisa Wellek photo).

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United States Department of the Interior  
National Park Service

DRAFT

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Connecticut Agricultural School  
other names/site number University of Connecticut Historic District

## 2. Location

street & number See continuation sheet. ☒ NA not for publication  
city, town Storrs (Mansfield) ☐ vicinity  
state Connecticut code CT county Tolland code 013 zip code 06268

## 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>48</u>	<u>11</u> buildings
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>      </u>	<u>      </u> structures
	<input type="checkbox"/> object	<u>      </u>	<u>      </u> objects
		<u>49</u>	<u>11</u> Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National Register. ☐ See continuation sheet.  
☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 2 Page 1

---

Location

Center Campus: University of Connecticut, Storrs, Connecticut.

Gilbert Road: 3, 5, 6, 8, 9, 11, 15.

Horsebarn Hill Extension

North Eagleville Road: 2.

Storrs Road: 1310.

Oak Hill Road

Whitney Road: 4, 6, 8-10.

Willowbrook Road: 1.

Owners of Property in University of Connecticut Historic District

Storrs Congregational Church, 2 North Eagleville Road, Storrs CT 06268

State of Connecticut, University of Connecticut, Storrs, CT 06268



## 6. Function or Use

Historic Functions (enter categories from instructions)  
EDUCATION/school/college/education-related  
housing/library  
AGRICULTURE/barn  
DOMESTIC/single/multiple dwelling  
RELIGION/religious structure

Current Functions (enter categories from instructions)  
EDUCATION/college/education-related housing/  
library  
AGRICULTURE/barn  
DOMESTIC/single/multiple/dwelling  
RELIGION/religious structure

## 7. Description

Architectural Classification  
(enter categories from instructions)  
LATE 19th AND 20TH CENTURY REVIVALS/  
Colonial Revival/Classical/Revival  
other:Collegiate Gothic  
COLONIAL/Postmedieval English

Materials (enter categories from instructions)  
foundation limestone  
walls brick/limestone/wearherboard  
roof slate  
other asphalt shingle/sandstone

Describe present and historic physical appearance.

The University of Connecticut Historic District comprises the historic center of the main university campus at Storrs, a village in eastern Connecticut (part of the Town of Mansfield). The district is located on both sides of State Route 195, also known as Storrs Road, and includes some of the network of secondary roads which extend to the east and west from this major thoroughfare. It contains all the principal institutional buildings associated with the historic development of the university and a number of associated residential buildings. Only three resources in the district are not state-owned: the Storrs Congregational Church, its Community Building, and the cemetery to the rear of the church.

The contributing institutional architecture belonging to the university consists of 23 large masonry buildings in the Colonial Revival, Collegiate Gothic, and Neo-Classical styles, along with five utilitarian buildings, and two barns, all constructed between 1906 and 1942. With the exception of the large barns which are wood framed, most of these buildings are three-to four-story, loadbearing brick structures with limestone architectural detailing. Many display antique brick laid in a Flemish or English bond with header courses at regular intervals. Polychrome slate roofs are a common feature, as are limestone or granite foundations and water tables.

Of the 18 associated residential buildings in the district dating from 1757 to 1940, 12 were built by the university. The remainder were built by others and acquired by the state, either through purchase or bequest. All of the residential architecture contributes to the district. With the exception of the President's House, which was constructed of brick in 1940, all of the houses are wood framed and set on stone or concrete foundations. A variety of styles are represented by these houses, ranging from a few examples of the Colonial and Greek Revival, mostly found along Storrs Road, to a group of very similar shingled, Colonial Revival-style cottages on the campus. This latter group, located on what was originally called Faculty Row, today Whitney and Gilbert roads, were built as faculty housing between 1912 and 1918.

The historic appearance of the campus has changed over time, keeping pace with the development of the institution. The original buildings of the Storrs Agricultural School, as it was first known, were all built of wood; most of these were destroyed by fire and none of them remain. The earliest masonry buildings in the district, the 1906 Storrs Hall and the 1908 Horticultural Building (Gulley Hall), were incorporated into a master plan drawn in 1910 by Charles N. Lowrie, the noted

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 2

landscape architect. The core of the Lowrie plan was an axial quadrangle of major buildings running perpendicular to the main road. They were grouped around a library/auditorium to the south of an existing pond (Swan Lake).

The present campus has expanded beyond the boundaries of the original plan. Three historic residential halls and the Agriculture Quadrangle were built on the east side of Storrs Road. There has been very little modern intrusion into the historic core, however, as defined by the present district boundaries. The open space between Storrs Road and the original center quadrangle remains, but modern buildings have been constructed on the other three sides of the historic campus. They include a number of modern dormitories, along with expanded facilities for education and sports, including a second library.

A comparison of the Lowrie plan to the one drawn in 1920 and the present-day map of campus (Exhibits A, B, and C) demonstrates that campus development followed the proposed Lowrie design to a remarkable degree. By 1920, most of the major buildings of the main quadrangle were in place, with the notable exception of the library, which would not be constructed for 15 years. Two other academic buildings nearer Storrs Road and a gymnasium/armory south of the main quadrangle were constructed in these locations. Further south was a residential street for faculty housing which corresponds to Faculty Row, with other small houses lining present-day Mansfield Road to Storrs Road. Lowrie also called for a man-made pond (the present Mirror Lake) between the faculty housing and the main road, the only major landscape feature of his plan.

Some of the early buildings of the Lowrie campus were built in the Colonial Revival style. These include the first large dormitories, Storrs and Koons halls, identical buildings that are on either side of the main quadrangle (Inventory #s 32, 24; Photograph # 1). Storrs Hall, designed by Davis and Brooks, set the pattern for the rest of the historic residence halls. Three stories in height, it was built of brick in an H plan. Limestone is used extensively in the quoining, cornice, and watertable. Radiating brick voussoirs with limestone key blocks and sills define the fenestration. Koons Hall is an identical building constructed in 1913, undoubtedly by using the same plans. With its Georgian detailing, Gulley Hall is more elaborate and almost residential in appearance and scale (Inventory # 17; Photograph # 2). It displays Palladian windows, along with a combination of arched and trabeated window openings, originally containing wooden double-hung sash. All of the windows have been replaced with modern casements glazed with reflecting glass. The only other institutional buildings of the Colonial Revival style are the 1931 Lakeside Apartments and the 1919 School of Nursing, both located near Swan Lake at the north end of the campus (Inventory #s 30, 25; Photographs # 3, 4). The main block of the apartments is quite similar to Gulley Hall and utilizes some of the same design elements. The School of Nursing, designed by the firm of Unklebach and Perry, is a long one-story brick structure with a gabled roof. Its length is broken

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 3

up by the brick parapets of the main center block.

Delbert Perry, one of the principals of Unklebach and Perry, became the major architect for the university, designing ten major buildings between 1922 and 1942, primarily in the Collegiate Gothic style. These include six large residence halls, the armory, the dining hall (now a museum), and the Home Economics Building. The residence halls are similarly massed buildings, often utilizing the H plan, but each one is individually detailed. They include Holcomb Hall, the first women's dormitory, the William Henry Hall Dormitory, and Manchester, Sprague, Wood, and Beach halls (Inventory #s 22, 18, 27, 31, 38, 4). Whitney Hall, the only other major dormitory of this style, was not designed by Perry (Inventory # 35).

The Hall Dormitory and Wood Hall, the east and west boundaries of the historic center quadrangle respectively, are typical and share some common features. Both have recessed, arched double doors set in tall gabled entrance pavilions; that of Wood Hall is quite elaborate with a three-tiered carved limestone face. Wood and Manchester halls are another pair built in 1940 with corner buttresses and stepped parapeted gables (Photograph # 5).

Holcomb, Whitney, and Sprague halls are located on Storrs Road on the east side, facing the main campus. Built between 1922 and 1942 as separate buildings, they are now joined together with small covered loggias. Sprague and Holcomb, at either end of this grouping and both designed by Perry, are similar with shouldered parapeted gables and polychrome slate shingles. Whitney (architect not known), the middle and last-constructed building of the group, is differentiated by its monochrome green slate roof and its large center cupola (Inventory #35; Photograph #6). This latter feature is a reflection of the larger cupola of the Wilbur Cross Library on the main campus, almost opposite this grouping.

The rest of Perry's major campus buildings are dissimilar in massing and plan. The earliest, the armory, has the typical towers of the Military Gothic at either end of the building, each with recessed, segmental-arched limestone entrances (Inventory # 19; Photograph # 7). False buttresses and limestone belt courses enrich the brick surfaces. Beach Hall and the Home Economics Building (now Design and Resource Management) occupy prominent positions on the west campus and both can be seen from the road (Inventory #s 4, 10; Photographs #8, 9). Both buildings have more elaborate limestone frontispieces at the main entrances; the entrance of Beach Hall is located in a tower which connects the two wings of the building. The William Benton Museum, formerly the dining hall, also has unusual massing with its crossplan and lower height (Inventory #5; Photograph #10). While it echoes the design of some of Perry's larger buildings with its shouldered parapets and buttressed corners, the east entrance, with its large oriel and cul-de-lampe, makes this building distinctive.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 4

Neo-Classical-style buildings were constructed in the district from 1935 to 1953. The two earlier buildings of this style are contributing resources, the 1935 Wilbur Cross Library and the 1941 Castleman Engineering Building (Inventory #s 7, 8; Photographs #11, 12). Only the recent construction date of the other two classifies them as non-contributing since they both are architecturally compatible additions to the campus's historic district (Inventory #s 15, 29). The library, by far the largest building on the historic campus, was designed by the Connecticut Department of Public Works under architect Frederick Dixon. It has a nine-bay colossal portico surmounted by a full limestone balustrade on the east facade which displays smooth limestone columns with stylized composite capitals. A large 1968 addition on the west side has a simplified entrance with a recessed arched opening set in a slightly projecting pedimented pavilion, all constructed of limestone (Photograph #13).

The Storrs Congregational Church and its Community Building, both designed in the Colonial Revival style by Delbert Perry, are the last major buildings located on the west side of the historic campus (Inventory #s 49, 50; Photograph #14). Prominently sited on its corner lot above the intersection of Storrs and North Eagleville roads, the church displays a colossal portico and a clocktower, surmounted by a large rooster weathervane, underscoring the church's long association with the university when it was still the Storrs Agricultural School.

A number of utilitarian brick buildings complete the institutional core of the district. They range from small structures such as the 1917 Fire Department, to the more massive 1925 Office of Facilities and the 1938 Heating Plant, all grouped together at the northwest corner of the older campus (Inventory #s 13, 11, 20).

The Agriculture Quadrangle on the east side of Storrs Road, contains the last institutional architecture in the district. Its most prominent feature is the large wood-framed Dairy Barn (37' x 371') with its three tiled silos, built between 1913 and 1920 (Inventory #9; Photograph #15). A somewhat smaller 1922 barn, now used as the Landscaping Building, lies to the east and further back from the road (Inventory # 26). Most of the rest of the buildings in this quadrangle were built after 1950 with the exception of 1915 Farm Machinery Building (Inventory #12) and a small circa 1890 house now used by the university (Inventory #48).

Representative examples of the original faculty housing on the campus include the cottages shown in a streetscape of the north side of Gilbert Road (Inventory #s 46, 47; Photograph #16). Both were designed by H.C. Preston of Norwich and built in 1918. All of these houses have wood-shingled walls and open porches or porticos; each is individually designed. On Whitney Road, a parallel street just to the north, are similar cottages; two of these were designed by Delbert Perry (Inventory #s 57, 59; Photograph #17). The President's House built of brick in 1940, a more formal interpretation of the Colonial Revival style, is the only other small-scale



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 5

residential building built by the college. It sits above Storrs road on the east side overlooking the historic campus (Inventory # 56).

Below the President's House, immediately adjacent to Storrs Road, are several of the residences that predate the founding of the agricultural school and are now used by the university. The earliest of these is a good example of a mid-eighteenth-century Colonial, the Cordial Storrs House, now called Honors House (Inventory # 54; Photograph #18). Across the road in front of Mirror Lake is International House, built in the Federal style (Inventory #53; Photograph #19). Its plain facade is highlighted by an original doorway with a fanlight, pediment, and side pilasters. The splayed window lintels are an unusual feature. The Blake House, an 1820 Greek Revival just south of the Storrs House, completes the historic group of houses in this section of the campus (Inventory # 52).

A complete inventory of the contributing and non-contributing resources in the district follows. The institutional buildings owned by the university are listed first in alphabetical order, followed by the remaining residences and religious properties in order by street address. A building less than 50 years old is not usually classified as contributing but several major buildings, built up through 1942, are compatible in style with the rest of the historic campus and contribute to the district.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetUniversity of Connecticut Historic District, Storrs, Connecticut  
Section number 7 Page 6INVENTORY OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

#	Address/Location	Name*/Style/Date	C/NC	Photo #
1.	Center Campus	Admissions/Mechanic Arts Utilitarian, 1910	C	
2.	"	Arjona Building, Modern, c.1970	NC	
3.	"	Atwater Laboratory Colonial Revival, 1930	C	
4.	"	Beach Hall Collegiate Gothic, 1929	C	9
5.	"	William Benton Museum/Dining Hall Collegiate Gothic, 1920	C	10
6.	"	John J. Budds Building 20th-c. Institutional, c. 1950	NC	
7.	"	F.L. Castleman/Engineering I Neo-Classical, 1941	C	12
8.	"	Wilbur Cross Library Neo-Classical, 1935, 1965	C	11, 13
9.	"	Dairy Barn, 1913	C	15
10.	"	Design & Resource Management/ Collegiate Gothic, 1942	C	8
11.	"	Office of Facilities Utilitarian, 1925	C	
12.	"	Farm Machinery Building Collegiate Gothic, 1915	C	
13.	"	Fire Department/Power Plant Utilitarian, 1917	C	
14.	"	Gentry Building Modern Institutional, c. 1970	NC	
15.	"	Grange Hall Modern Neo-Classical, 1950	NC	

\* Where a building has more than one name, the current name precedes the historic name to conform with the campus directory.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 7

16.	Center Campus	Grange Shelter pavilion, 1937	C	
CP 17.	"	Gulley Hall/ Horticulture Bldg. Georgian Revival, 1908	C	2
CP 18.	"	William Henry Hall Dormitory Collegiate Gothic, 1927	C	
CP 19.	"	Hawley Armory Gothic, 1915	C	7
20.	"	Heating Plant Utilitarian, 1938	C	
21.	"	Elizabeth Hicks Hall Modern Institutional, 1950	NC	
22.	"	Holcomb Hall/ Women's Bldg. Collegiate Gothic, 1922	C	
23.	"	Jones Building Modern Institutional, c. 1965	NC	
CP 24.	"	Koons Hall Colonial Revival, 1913	C	
CP 25.	"	Lakeside Apartments Colonial Revival, 1931	C	3
26.	"	Landscaping Bldg./Motor Pool Colonial Revival Barn, 1922	C	
CP 27.	"	Manchester Hall Collegiate Gothic, 1940	C	
CP 28.	"	Planetarium, c. 1940	C	
29.	"	Radcliff-Hicks Building Neo-Classical, 1951-55	NC	
CP 30.	"	School of Nursing/Infirmary Colonial Revival, 1919	C	4
31.	"	Sprague Hall Collegiate Gothic, 1942	C	

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 8

CP	32.	Center Campus	Storrs Hall Colonial Revival, 1906	C	1
CP	33.	"	Walker Garage Utilitarian, 1913	C	
CP/NC	34.	"	Waring Chemistry Laboratory Modern Institutional, 1959	NC	
	35.	"	Whitney Hall Collegiate Gothic, 1939	C	6
	36.	"	White Building Modern Institutional, c. 1965	NC	
CP/NC	37.	"	Williams Health Services Modern Institutional, c. 1965	NC	
CP	38.	"	Wood Hall Collegiate Gothic, 1940	C	5
	39.	"	W.B. Young Building Modern Neo-Classical, 1953	NC	
	40.	2 Gilbert Road	Cottage #22 & 23 Colonial Revival, 1917	C	
	41.	3 "	Cottage #15 & 16 Colonial Revival, 1918	C	
	42.	5 "	House 28 Colonial Revival, c. 1918	C	
	43.	6 "	Cottage #11 Shingle/Craftsman, 1912	C	
	44.	8 "	Cottage #21 Colonial Revival, 1919	C	
	45.	9 "	Cottage #9 Colonial Revival, c. 1918	C	
	46.	11 "	Cottage #10 Colonial Revival, 1918	C	16
station mark }	47.	15. "	Cottage #22 Colonial Revival, c. 1918	C	16



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 7 Page 9

- |     |                        |  |   |    |
|-----|------------------------|--|---|----|
| 48. | Horsebarn Hill Ext.    | Phelps House/House #41<br>Victorian vernacular, c. 1890      | C |    |
| 49. | 2 North Eagleville Rd. | Storrs Congregational Church<br>Colonial Revival, 1926       | C | 14 |
| 50. | "                      | Congregational Community House<br>Colonial Revival, 1927     | C |    |
| 51. | "                      | Congregational Church Cemetery<br>18th c.                    | C |    |
| 52. | 1310 Storrs Road       | Blake House/Prof. Prattmen House<br>Greek Revival, c. 1830   | C |    |
| 53. | "                      | International House/John Gilbert<br>Jr., House, 1802-1807    | C | 19 |
| 54. | "                      | Honors House/Cordial Storrs House<br>Colonial, c. 1757       | C | 18 |
| 55. | (rear Sprague Hall)    | House #1/Baker Cottage<br>Vernacular, c. 1905                | C |    |
| 56. | Oak Hill Road          | President's House<br>Colonial Revival, 1940                  | C |    |
| 57. | 4 Whitney Road         | Whitney House #2/E.M. Whitney Hse.<br>Colonial Revival, 1917 | C |    |
| 58. | 6                      | Urban Research/Cottage #7 & 14<br>Shingle/Craftsman, 1919    | C | 17 |
| 59. | 8-10                   | Cottage #15/Cottage #8 & 9<br>Colonial Revival, 1917         | C | 17 |
| 60. | 1 Willowbrook Road     | Esten House/House #6<br>Shingle, 1917                        | C |    |

60  
57  
-11  
46

NC

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

EDUCATION

ARCHITECTURE

LANDSCAPE ARCHITECTURE

Period of Significance

1906 - 1942

1757 - 1942

1910 - 1942

Significant Dates

Cultural Affiliation

Significant Person

Architect/Builder

Various: See Item 8.

Lowrie, Charles N. (Landscape architect)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

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.

### Historical Significance

In the last half of the nineteenth century, the traditional American system of higher education with academic curricula that produced professionals in law, theology, and education was believed to be inherently undemocratic and often challenged as irrelevant to contemporary society.<sup>1</sup> Populists called for new types of institutions to provide training for the common man in useful occupations, even though some agricultural schools had been in place since the 1840s, for example, Farmer's College of Ohio. Writers such as Henry David Thoreau questioned the value of their formal education at such colleges as Harvard, Thoreau's alma mater. Horace Greeley believed that the problems of the national economy could be directly attributed to the lack of training for the "people."

Years of this ideological rhetoric resulted in the establishment of the Land Grant Act, or the Morrill Act, of 1862. Federally mandated and supported agricultural and technical schools were founded to provide an education for all social classes. Funding was provided by the sale of government land and allotted to each state to

☒ See continuation sheet

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 2

establish or expand its agricultural and technical programs. Although land-grant institutions were more common in the Midwest, three were located in the New England states of Maine, Massachusetts, and Connecticut. Most of the new land grant colleges went on to become the principal institution of a state-supported university system for higher education, the role that the University of Connecticut has today.

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.

Unlike the larger land grant colleges established in the Midwest, the Storrs Agricultural School functioned for the first decade supported only by state funds. Land grant funds for Connecticut had originally been assigned to Yale in violation of the populist spirit of the act. It was not until 1893 that the school at Storrs was successful in its battle with the Connecticut General Assembly to have this source of federal funding. Much of its case was based on the fact that no farmland was available to Yale, an urban institution, but there was abundant land in the rural village of Storrs right on the campus. Despite this additional funding, the school remained small, with a limited student body, a policy established by the General Assembly. By 1897, the physical plant was a collection of wood-framed buildings in the Shingle and Queen Anne styles, randomly grouped around the south shore of Swan Lake, as shown on the campus map of that year; there were less than 50 students in attendance.

An active building program, combined with an expansion of the curriculum, began in 1906 and continued through the 1920s, a period when the agricultural school was becoming a more influential political force in the state. Although the agricultural curriculum became more diversified, academic training in less practical fields was still considered neither necessary nor appropriate for an agricultural school. For example, "classical studies" such as English or history were taught as single courses, but specialized programs in the new "science" of agriculture were housed in separate buildings. Professor Albert Gulley of the department of horticulture had expressed a need for a building for his department as early as 1894; Gulley Hall was erected in 1908 (Inventory # 17). In response to the new complexity of combustion engines, Mechanic Arts, the study of farm machinery, was introduced and had its own building by 1910 (Inventory #1). Since dairy farming was one of the principal types of agriculture in the state in the early twentieth century (along with poultry and



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 3

tobacco farming), a large dairy barn was constructed by 1913, the nucleus of the so-called Ag Quad on the east side of Storrs Road (Inventory #9). In addition to training new farmers, the school worked with its logical political constituency, the Connecticut Grange and key farmers in the state, to consolidate its political position and improve farm production. A standing committee for agriculture was formed in the state senate. The Connecticut Agricultural Experiment Station was established to improve crop and dairy production; its board was composed primarily of prominent farmers.

Most of the colleges and universities in the United States in the early twentieth century were developing master plans to either modify and expand existing campuses or create new ones; the Connecticut Agricultural School, as it was known in this period, was no exception.<sup>2</sup> Although there have been notable landscape architects in the field, such as Frederick Law Olmsted, most campus planning throughout the country traditionally has been done by architectural firms. The Board of Trustees, however, apparently found it more in keeping with the purpose of the institution to consult with Charles N. Lowrie of New York, a founding member of the Society for Landscape Architects, on a new site plan for the campus. His report and landscape plan, published in the Biennial Report of 1908-1910, was approved by the General Assembly.<sup>3</sup> Although it took 25 years to complete, the implementation of this plan marked the coming of age of the school. The construction of a number of substantial masonry buildings confirmed a long-range commitment on the part of the trustees and the General Assembly to a viable institution, one that had begun to take its rightful place among the other institutions for higher learning in the state. The effectiveness of the Lowrie plan can be demonstrated. It has endured and served the needs of an institution that grew from less than 500 students in 1910 to 3500 by 1945. This growth was accommodated by a plan that carried the agricultural school from a state college to a fully fledged university.

When the historic campus was finally completed in 1935 with the building of the Wilbur Cross Library (Inventory #8), the Connecticut Agricultural School had a new status as a state college. Agriculture remained a major field of study, but non-related academic departments were becoming more important, requiring the expansion of the physical plant. The field of agriculture itself had become more specialized; a laboratory for the study of animal disease and breeding was built in 1930 (Inventory #3). Within a few years other departments would have their own buildings on campus. The Castleman Building for engineering was constructed in 1941 (Inventory #7). A building for the study of home economics, one of the few fields open to women since they were admitted in 1893, was completed the following year (Inventory #10). The enduring importance to the state of the study of agriculture can be demonstrated, however, by the fact that of the nine major buildings of the "Ag Quad," all but two were built after the college became a university in 1939. The University of Connecticut at Storrs continues to be a leader in agricultural study, with most of the east campus given over to pasture for the active dairy



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 4

farm and extensive modern animal facilities.

During its early years, the Agricultural School and the Storrs Congregational Church have had a special relationship. Walter Stemmons, in his history of the school, states that attendance at the church was required of all students.<sup>4</sup> Indeed, the faculty and the student body were apparently major contributors to the building campaign for the church and the community house (Inventory #s 49, 50). It is notable that the church elders turned to Delbert Perry to design both these buildings to harmonize with the evolving campus.

Architectural Significance

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 contribution of Delbert K. Perry and his firm of Unklebach and Perry is extraordinary. Delbert Perry was trained in the offices of the B. Hubbard Company of New Britain in the early 1900s and joined Unklebach as a partner in 1910. He specialized in academic buildings throughout his career. His school designs include buildings in New Britain, Newington, Plainville, and Wethersfield, Connecticut, along with campus buildings at Connecticut College in New London and Middlebury College in Vermont. His buildings at the university at Storrs are a tour de force and can be considered his best and largest body of work. It is his Gothic buildings that are the most distinctive. A picturesque and harmonious grouping, they are individualized by his creative use of Gothic elements, illustrated best by Beach Hall and the William Benton Museum, where the entrances are particularly unusual and impressive (Inventory #s 4, 5). The variety of embellishment introduced into his residential halls is noteworthy. Building on the pattern established by the first of these buildings, Storrs and Koon halls, which were designed by others, he carried the design forward, introducing subtle variations in the form and elaborating the surfaces to make each an individually significant building.

The Wilbur Cross Library, designed by architect Frederick Dixon, is much more traditional in its plan and style, falling back on the established convention of a

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 5

colossal portico to create an imposing academic building (Inventory #8). That this building succeeds as well as it does is due in some measure to its siting, which gives its added presence. The west wing is a subtle variant of the neo-classical theme, a worthy addition to this key historic building which is visible from many parts of the campus.

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 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.

It is particularly fortunate that the cottages of Faculty Row have survived. These rather curious buildings in the shadow of large institutional structures recall the more human scale of the early campus. Well-preserved and maintained, they still display their special individual features which give this group added significance, a reminder of a period in the history of the university when time and money could be expended on the architectural design of a modest house.

Campus Planning and Landscape Architecture

Charles N. Lowrie's plan for the Connecticut Agricultural School evolved from a long tradition of campus planning extending back to the colonial period and embodied a whole set of educational and social values developed in the nineteenth century.<sup>5</sup> Historical precedents can be found for its conceptual basis, as well as its individual features. The fundamental American concept of a college as a close knit, self-contained community where students and teachers lived together, Thomas Jefferson's "academical village," typically English in origin rather than European, has been the basis of campus planning in the United States from the beginning. Such a plan requires dormitories, dining halls, and other support facilities, as well as academic buildings, all the elements of Lowrie's plan. Often these elements were arranged, as they are in the district, in a quadrangle, based on a medieval monastic precedent. American institutions rarely used the fully enclosed quadrangle, preferring the more open expanded plan used by Lowrie. In Connecticut, Yale approaches the monastic enclosure; Trinity was designed as a series of such



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 6

plans, but only partly built in this manner. 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."<sup>6</sup> 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.

Nineteenth-century influences are more directly applicable to an understanding of the Lowrie plan. Directly, or indirectly, he was influenced by the planning of other land grant institutions and Beaux Arts Classicism. Of particular interest here is the impact of Frederick Law Olmsted. His campus plans for a number of land grant schools embodied the principles of the educational revolution lead by the populists of the period. Olmsted believed that the appropriate setting for the new schools for the common man was an informal naturalistic park, designing the plan for the Massachusetts Agricultural School (later the University of Massachusetts) in this manner. The 1897 campus of the Storrs school, although unplanned, exemplifies the human scale and the accessibility of Olmsted's democratic campus. It 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. The small faculty houses, along with the existing residential architecture now incorporated in the campus, could stand for the residential "cottages" that Olmsted preferred over large dormitories. In believing that all of these campus features would instill proper values in the students, Olmsted was in accord with the philosophy of other nineteenth-century reformers. Educators, along with administrators of other public institutions, such as hospitals or prisons, all shared a common faith in the social benefits that could be derived from appropriate architectural design.

The final influence in the Lowrie plan is derived from Beaux Arts Classicism. His formal axial quadrangle with a large central building is typical of the campus planning of this style. The preponderance of Gothic architecture, a seeming contradiction in a classical plan, was commonly used by campus planners at this time. The nineteenth-century perception that institutional Gothic buildings were elitist had given way to the almost universal popularity of the style for college buildings in the twentieth century, regardless of the school's function, or expressed educational policy.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

University of Connecticut Historic District, Storrs, Connecticut

Section number 8 Page 7

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Notes:

1. The history of educational reform is drawn from Turner, Paul Venable. Campus: An American Planning Tradition. (Cambridge: MIT Press, 1984), pp. 134-140.

2. Ibid., p. 215 ff.

3. Charles N. Lowrie, "General Plan for Conn. Agricultural College, Storrs, Conn.," Biennial Report of the Trustees of the Connecticut Agricultural School at Storrs, Connecticut For the two Fiscal Years ended September 30, 1910, and for the two years in other matters ended November 30, 1910, Public Document No. 29. (Hartford: State of Connecticut, 1911).

4. Walter Stemmons, Connecticut Agricultural College: A History. (New Haven: Tuttle, Morehouse & Taylor Co., 1931), p. 129.

5. The historial influences on Lowrie were taken from Campus, passim. For Olmsted's participation in the planning of land grant schools, see p. 140 ff.

6. Biennial Report of 1910.



## 9. Major Bibliographical References.

Biennial Report of the Trustees of the Connecticut Agricultural School at Storrs, Connecticut For the two Fiscal Years ended September 30, 1910, and for the two years in other matters ended November 30, 1910, Public Document 29. Hartford: State of Connecticut, 1911.

Stemmons, Walter. Connecticut Agricultural College: A History. New Haven: Tuttle, Morehouse & Taylor, 1931.

### Maps:

Farm of Connecticut Agricultural College, Storrs Conn., 1897.

Campus of The Connecticut Agricultural College, Storrs Connecticut. Mathematical Dept., 1920.

University of Connecticut Campus Directory. O'Brien Taube, 1982, revised 1984.

Survey: Architectural and Historical Survey of State-Owned Buildings, Marion Grabowicz, 1985.

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

☐ See continuation sheet

### Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: \_\_\_\_\_

## 10. Geographical Data

Acreage of property 105

### UTM References

A 

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C 

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B 

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D 

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☒ See continuation sheet

### Verbal Boundary Description

The boundaries encompass the historic center campus of the University of Connecticut at Storrs, Connecticut as shown on the district map.

☐ See continuation sheet

### Boundary Justification

The boundaries were drawn to encompass the historic center campus of the University of Connecticut, Storrs, Connecticut to include all historic residential and institutional buildings associated with the development of the Connecticut Agricultural School, a.k.a. Connecticut State College and the University of Connecticut at Storrs between 1906 - 1942, some of which were constructed prior to those dates.

☐ See continuation sheet

## 11. Form Prepared By

name/title Jan Cunningham, National Register Consultant

organization Cunningham Associates date 5/7/88

street & number 98 Washington Street telephone (203) 347 4072

city or town Middletown state CT zip code 06457

United States Department of the Interior  
National Park Service**National Register of Historic Places  
Continuation Sheet**

University of Connecticut Historic District, Storrs, Connecticut

Section number 10 Page 1UTM References

USGS Coventry Quad 1:24,000

USGS Spring Hill Quad 1:24,000

A 18 728170 4632550

B 18 728570 4632240

C 18 728860 4631860

D 18 728760 4631800

E 18 728820 4631650

F 18 728600 4631680

G 18 728400 4631510

H 18 728320 4631590

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K 18 728160 4631920

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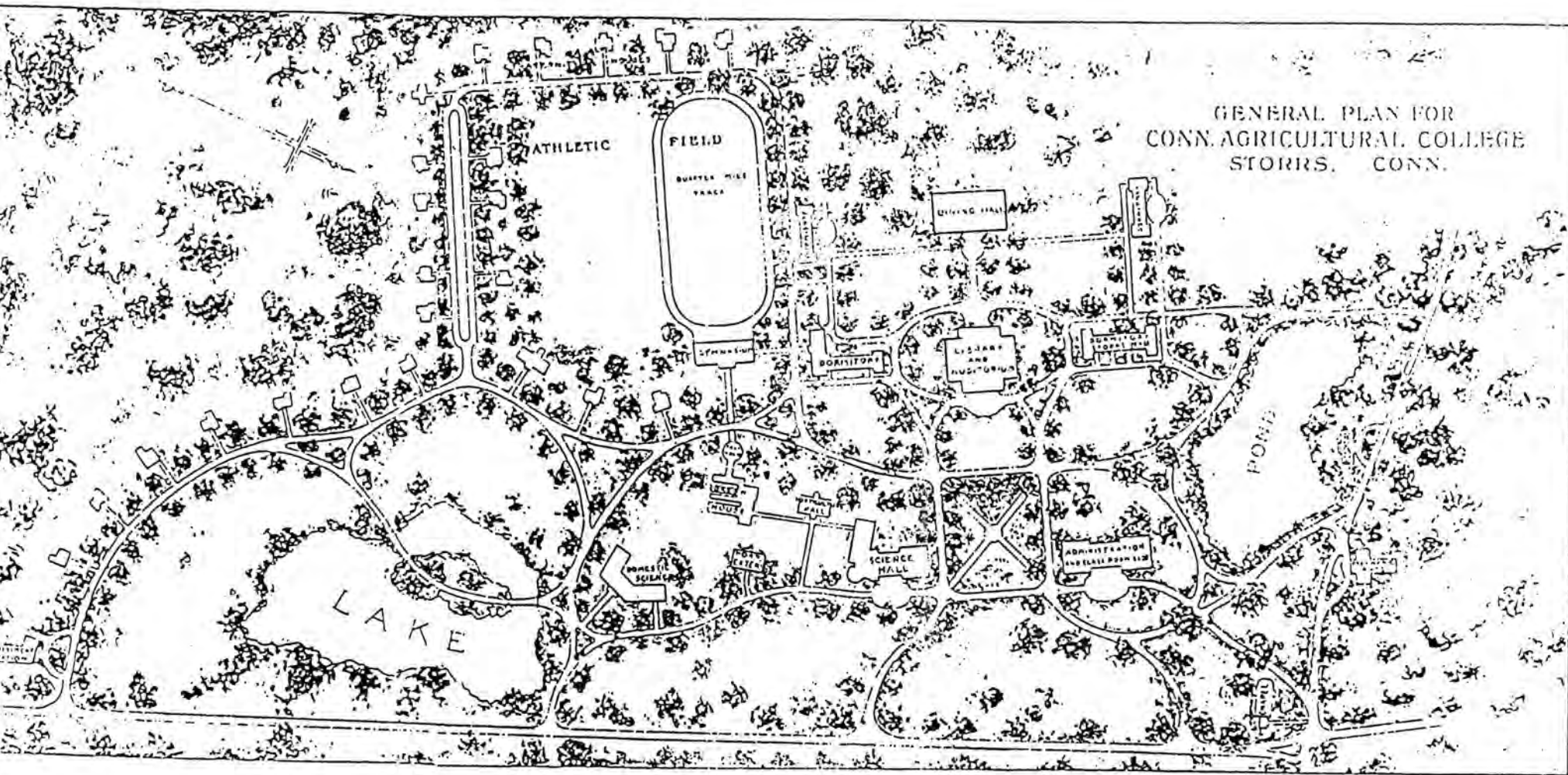
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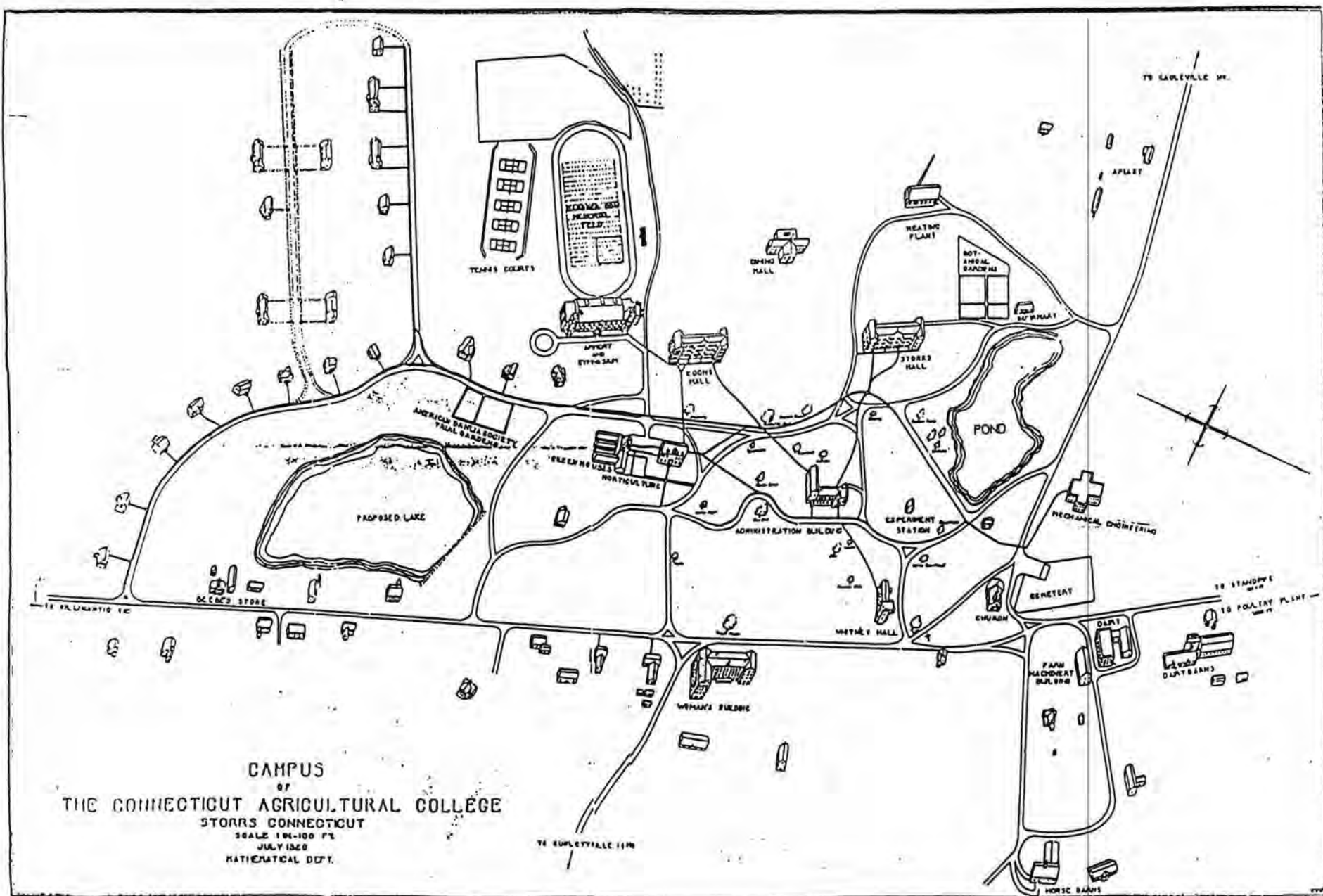
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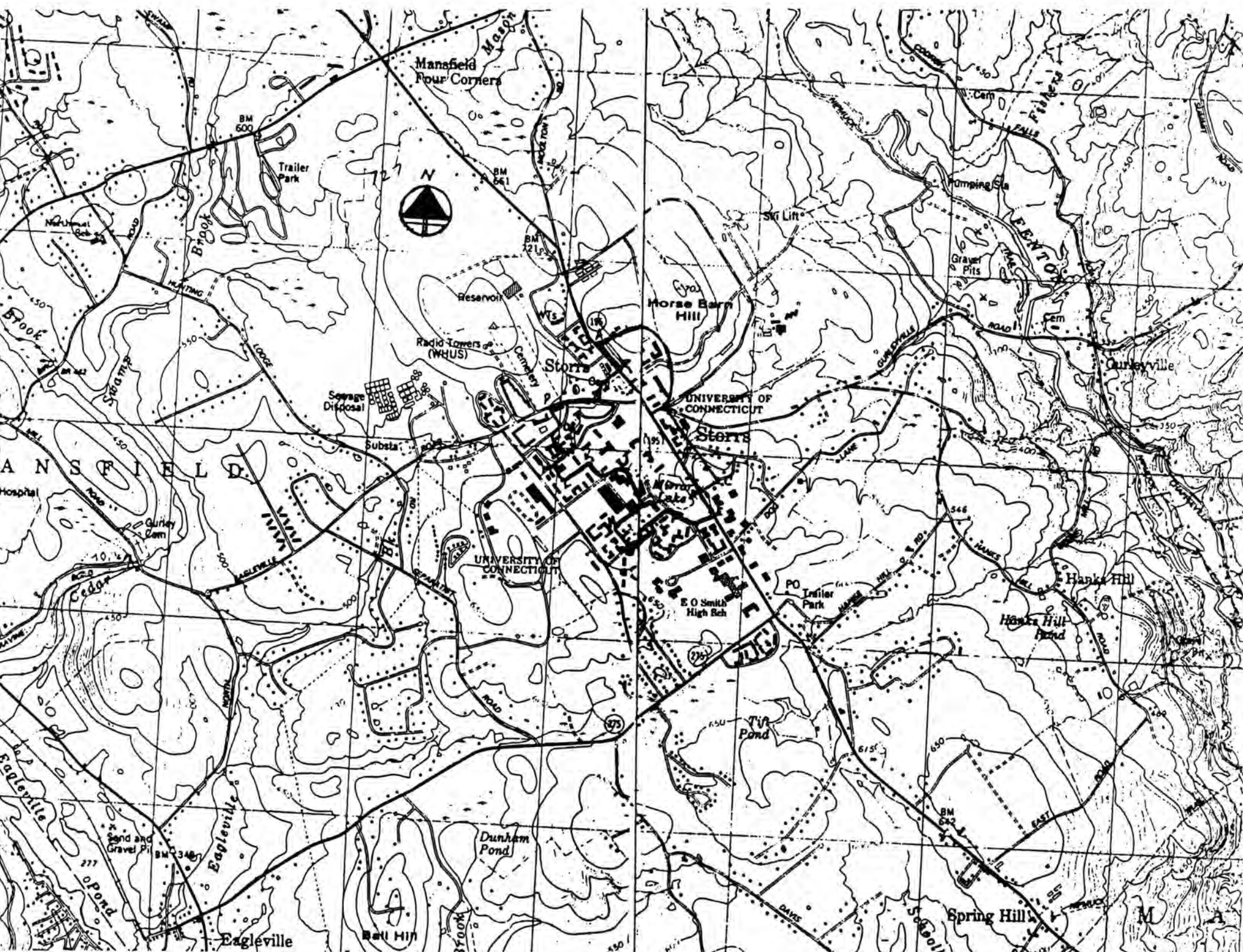
UConn Historic District  
Storrs, Connecticut

EXHIBIT A: Charles Lowrie's  
Plan for the Campus, 1910













UConn Historic District  
Storrs, CT

1. Storrs Hall  
Facing: N

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/88

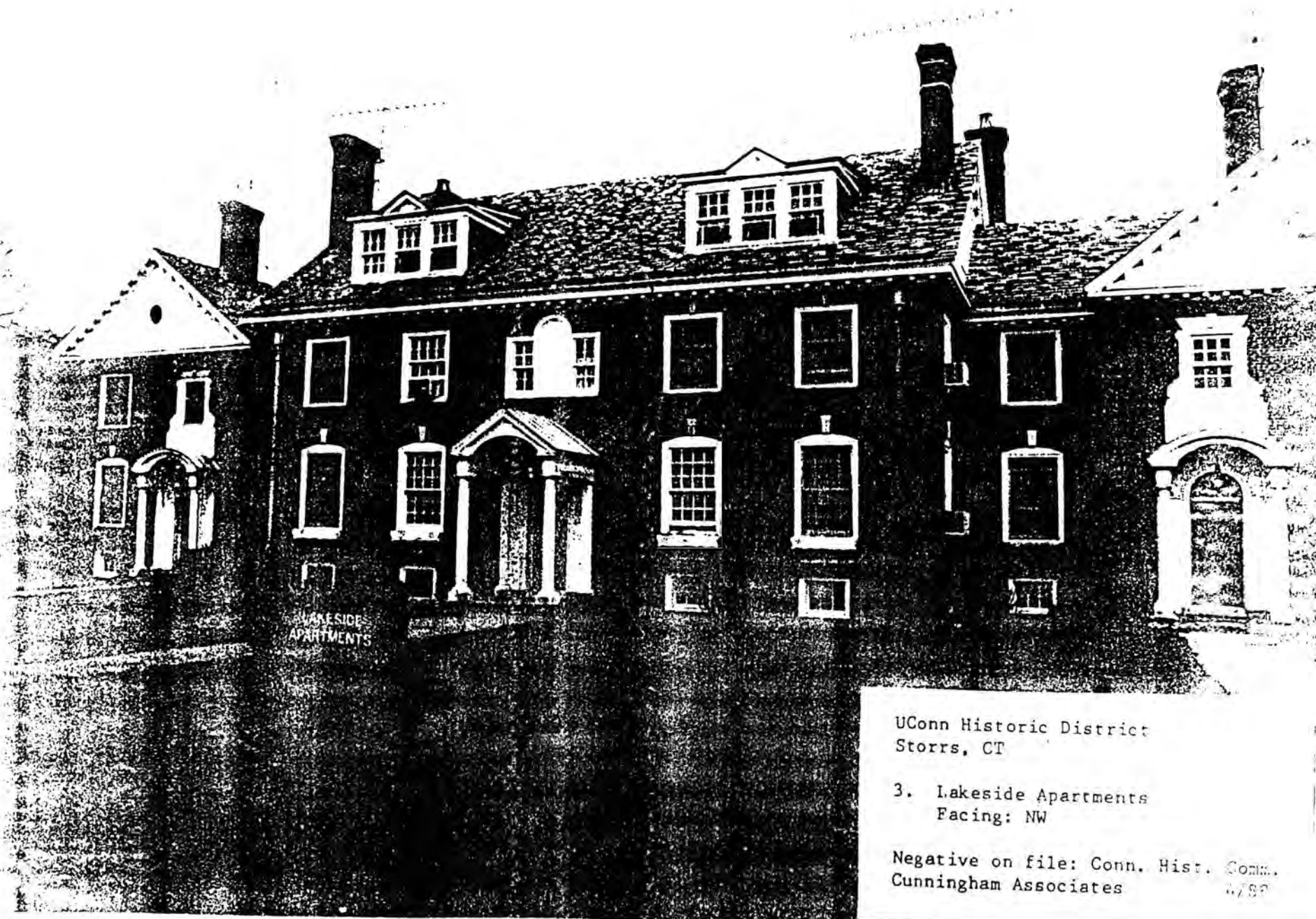


UConn Historic District  
Storrs, CT

2. Gulley Hall  
Facing: W

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/88

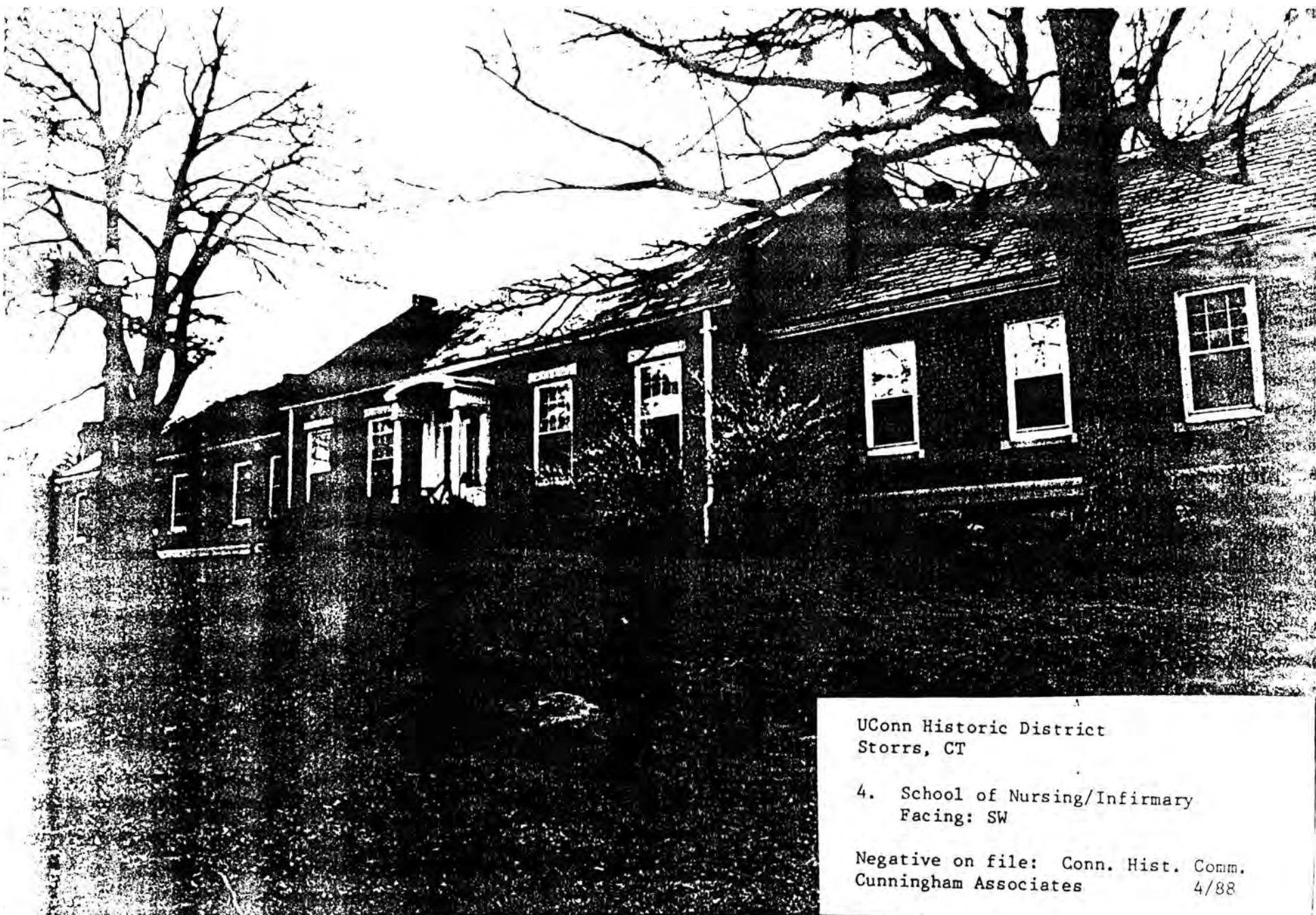




UConn Historic District  
Storrs, CT

3. Lakeside Apartments  
Facing: NW

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 6/87



UConn Historic District  
Storrs, CT

4. School of Nursing/Infirmary  
Facing: SW

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/88





UConn Historic District  
Storrs, CT

5. Wood Hall  
Facing: N

Negative on file: Conn. Hist. Comm.,  
Cunningham Associates 4/88

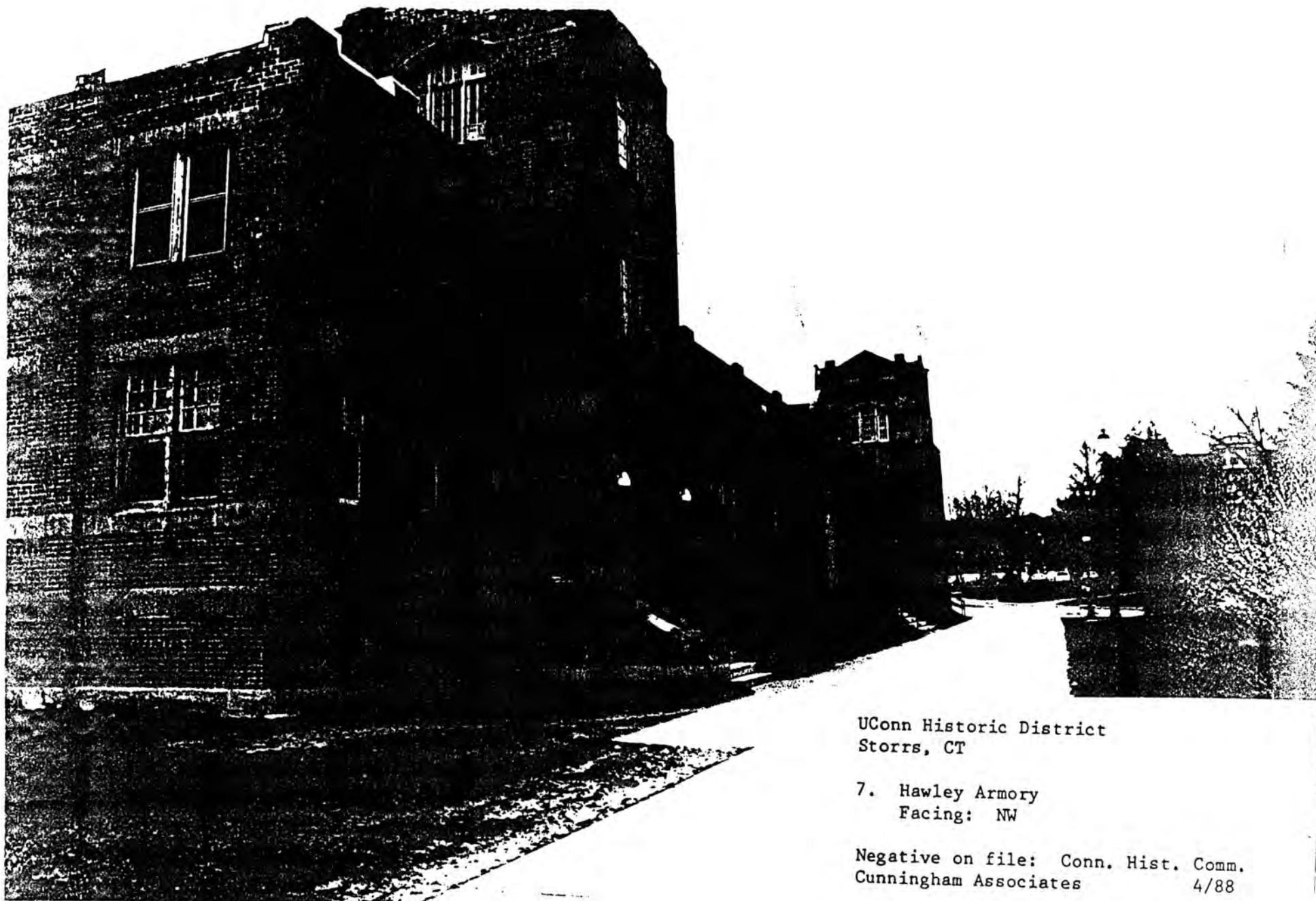


UConn Historic District  
Storrs, CT

6. Whitney Hall (foreground)  
Sprague Hall (rear)  
Facing: SE

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/88





UConn Historic District  
Storrs, CT

7. Hawley Armory  
Facing: NW

Negative on file: Conn. Hist. Comm.  
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UConn Historic District  
Storrs, CT

8. Design & Resource Management:  
Facing: W

Negative on file: 'Conn. Hist. Comm.  
Cunningham Associates 4/88

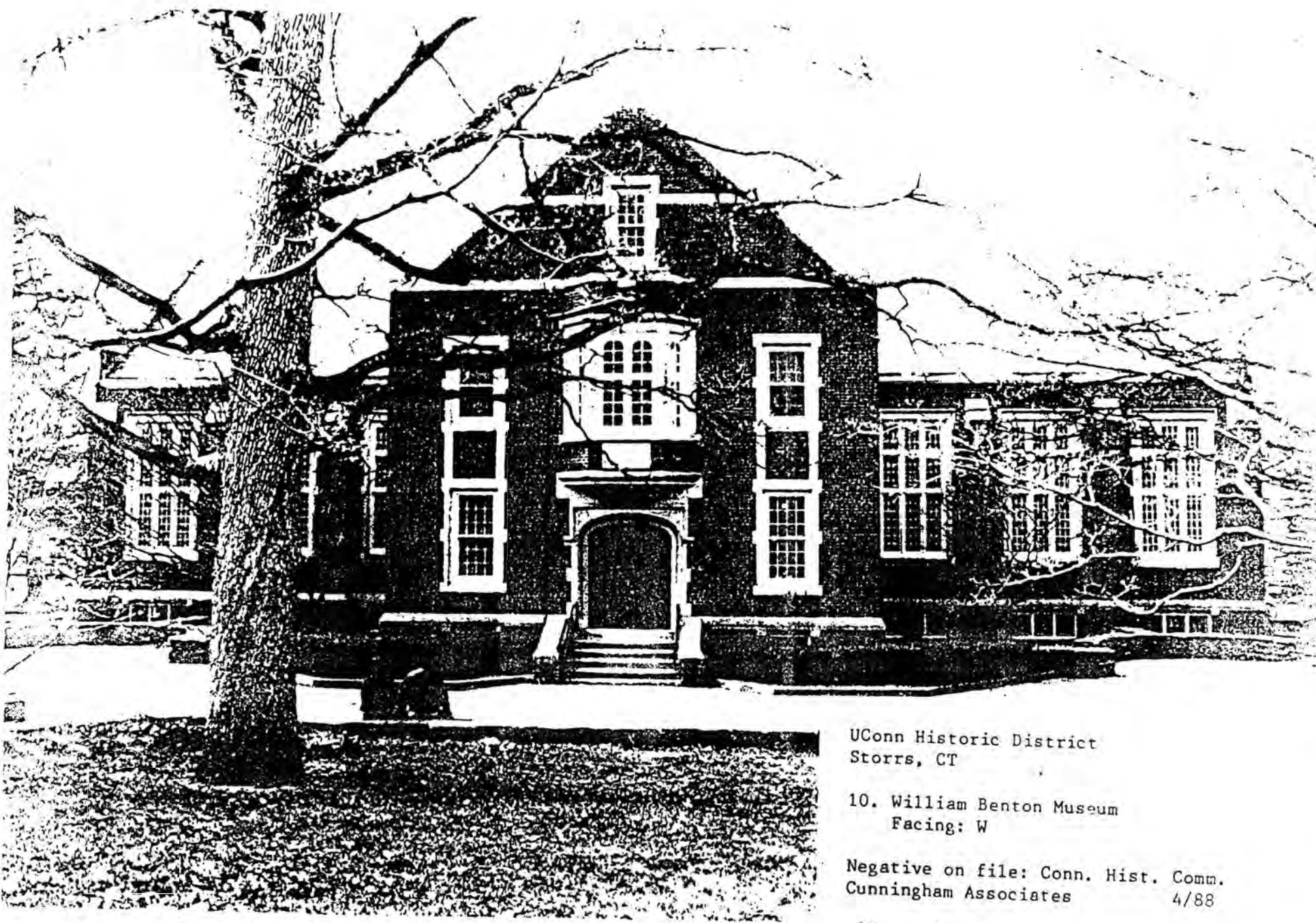




UConn Historic District  
Storrs, CT

9. Beach Hall  
Facing: S

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 5/88



UConn Historic District  
Storrs, CT

10. William Benton Museum  
Facing: W

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/88

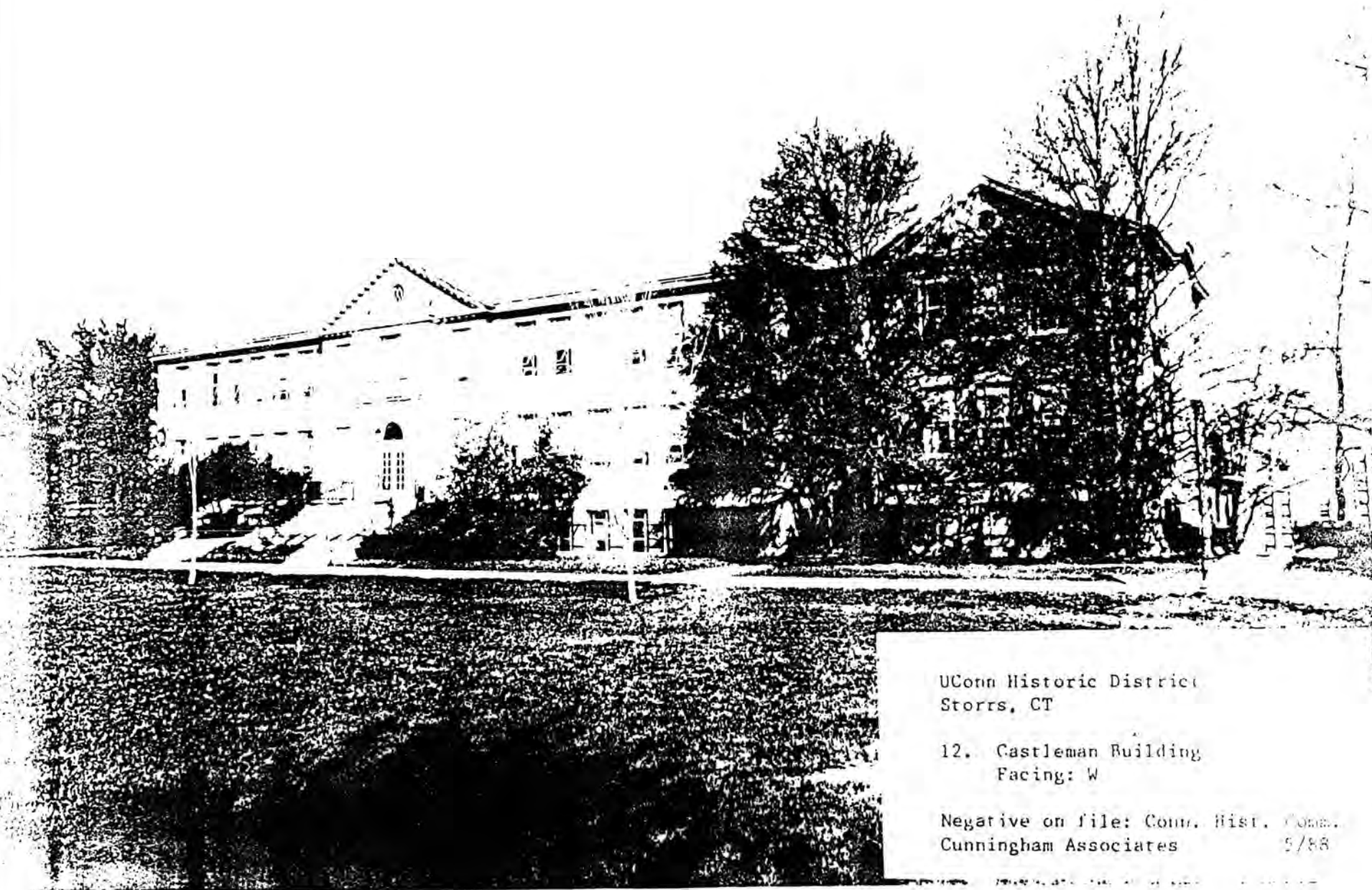




UConn Historic District  
Storrs, CT

11. Wilbur Cross Library (east facade)  
Facing: W

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 5/88



UConn Historic District  
Storrs, CT

12. Castleman Building  
Facing: W

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 5/88

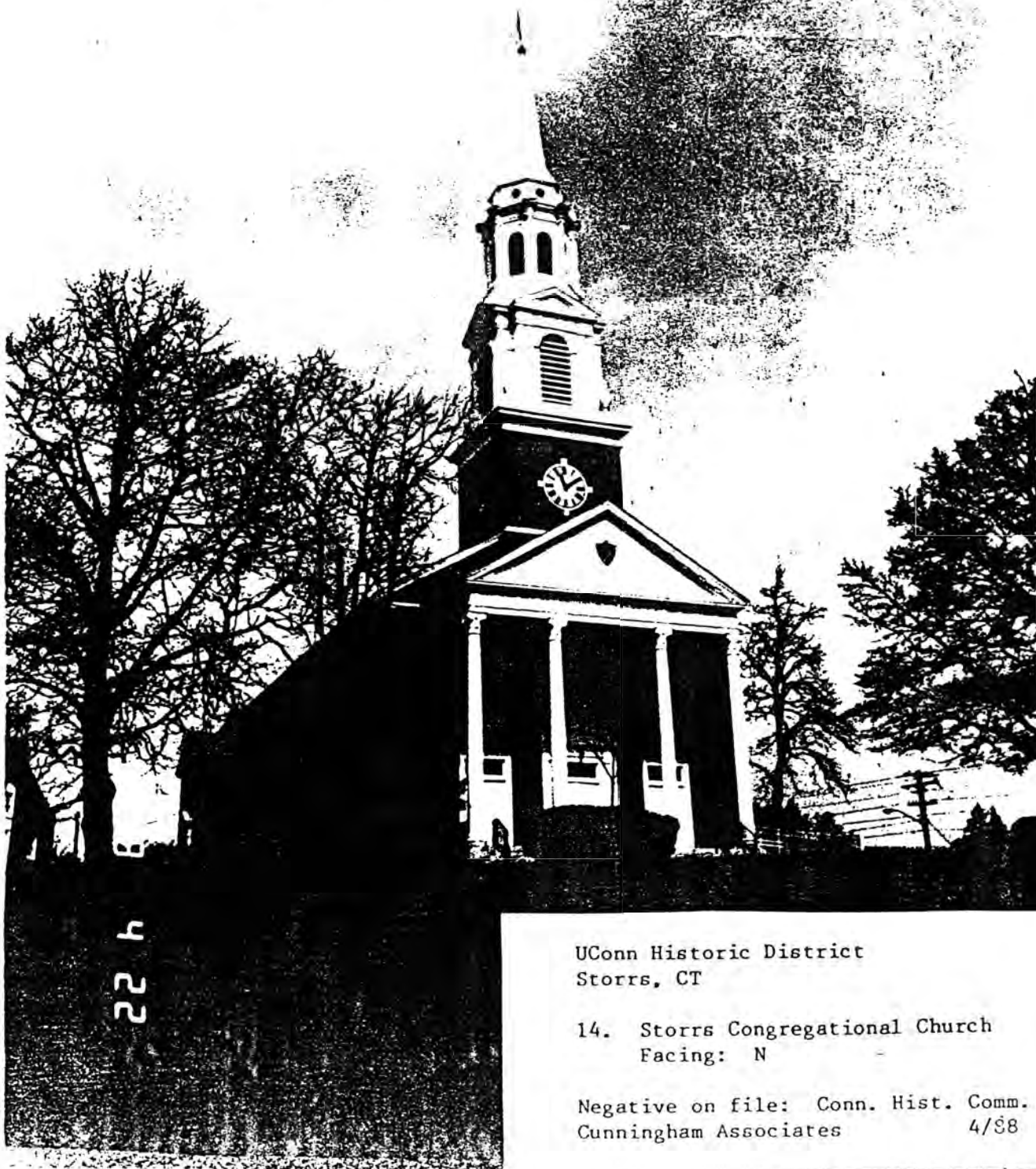




UConn Historic District  
Storrs, CT

13. Wilbur Cross Library (west facade)  
Facing: E

Negative on file: Conn Hist. Comm.  
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Storrs, CT

14. Storrs Congregational Church  
Facing: N

Negative on file: Conn. Hist. Comm.  
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Storrs, CT

15. Dairy Barn  
Facing: N

Negative on file: Conn. Hist. Comm.  
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UConn Historic District  
Storrs, CT

16. 15 & 11 Gilbert Road (L-R)  
Facing: N

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/80





UConn Historic District  
Storrs, CT

17. 6, 8-10 Whitney Road (L-R)  
Facing: S

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/88

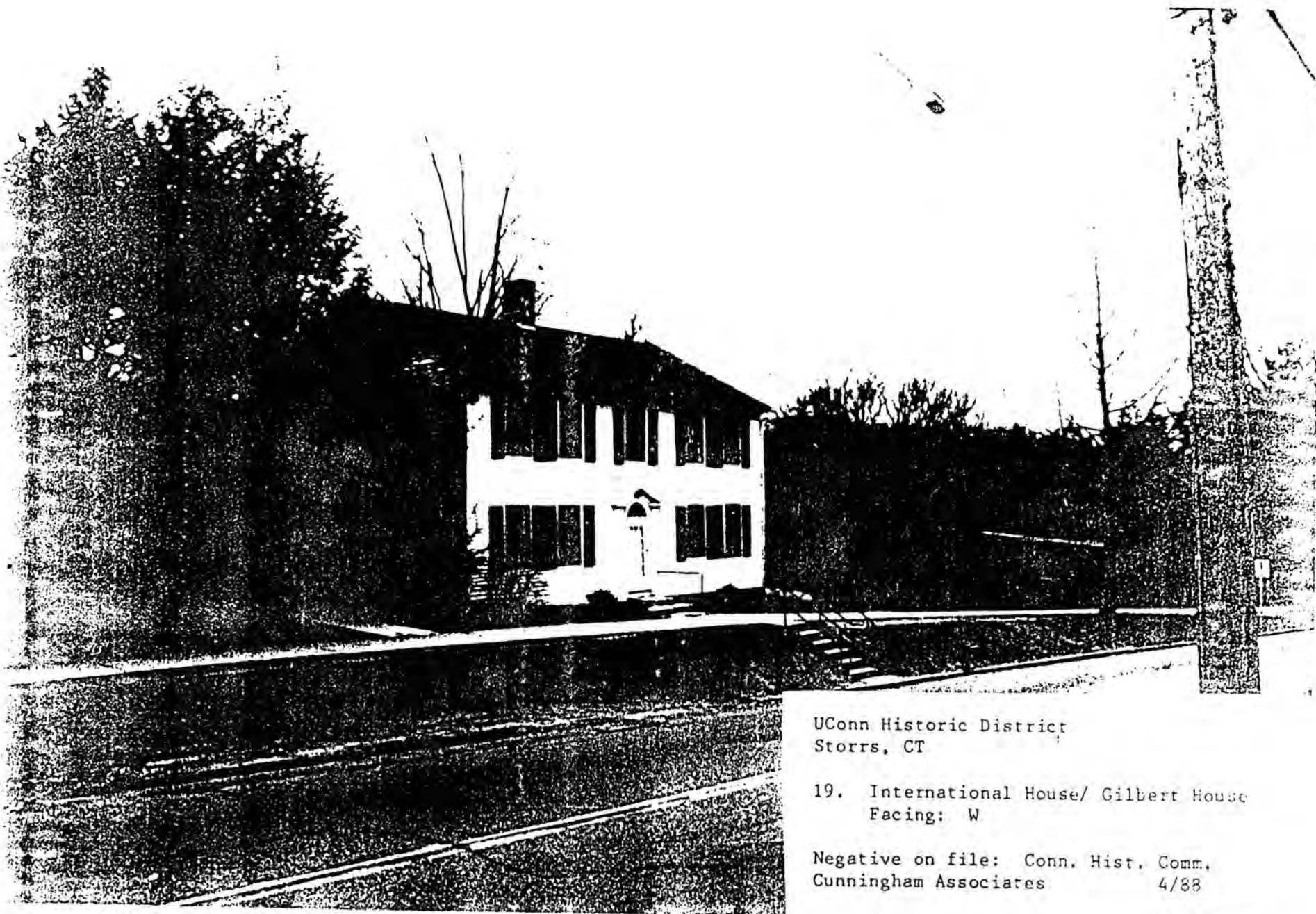


UConn Historic District  
Storrs, CT

18. Honors House/ Storrs House  
Facing: SE

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/88





UConn Historic District  
Storrs, CT

19. International House/ Gilbert House  
Facing: W

Negative on file: Conn. Hist. Comm.  
Cunningham Associates 4/88