



March 27, 2020

Mr. Paul Ferri
Division of Public Safety, Environmental Health and Safety
University of Connecticut
3102 Horsebarn Hill Road, Unit 4097
Storrs, CT 06269

Subject: Demolition of Buildings, Spring Manor Farm
104 Spring Manor Road
Mansfield (Storrs), CT
ENV-20-0497

Dear Mr. Ferri:

The State Historic Preservation Office has reviewed the information submitted for the above-named property pursuant to the provisions of the Connecticut Environmental Policy Act.

The property located at 104 Spring Manor Road, known collectively as Spring Manor Farm, is listed on the National Register of Historic Places (NR) as part of the Mansfield Training School and Hospital (NR# 87001513).

The proposed scope of work includes demolition of the following structures, all of which are listed as contributing to the significance of the district:

- Slaughter House (Building #2191)
- Live Stock Barn (Building #7122)
- Greenhouse (Building #7120)
- Dairy Processing House (Building #7106)
- (2) Dairy Barns with Silos (Buildings #7104 and #7105)

Spring Manor Farm was purchased by the institution in 1920, with the complex of concrete masonry structures completed c.1930 using the labor of residents; manual labor and fresh air was considered an effective treatment for those suffering from epilepsy and other conditions. In particular, the concrete blocks that constitute the majority of each building's structure were hand-molded by children who attended the school. The complex contributes to the significance of the Mansfield Training School and Hospital under Criterion A for its association with the treatment of marginalized

State Historic Preservation Office

450 Columbus Boulevard, Suite 5 | Hartford, CT 06103 | P: 860.500.2300 | DECD.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender

groups in the early 20th century.

The SHPO has determined that the proposed undertaking will have an adverse effect upon the historic integrity of cultural resources within the district, specifically the subject property. Therefore, this office recommends that all feasible alternatives be explored to minimize these adverse effects. This office recognizes that some of the structures are reported to be unstable; however, this is due to lack of maintenance by the University during the 30 years they have been in its possession. As the University plans to continue using the property for its agricultural program, suggestions for minimization include:

- Stabilization and reuse of Dairy Barn Silo (Building #7104) as an agricultural storage building
- Stabilization and reuse of Dairy Barn Silo (Building #7105) as an agricultural storage building
- Stabilization and reuse of the Dairy Processing House (Building #7106) as an agricultural storage building
- Stabilization and reuse of Greenhouse (Building# 7120) as an agricultural storage building

Additionally, SHPO recognizes that some structures are too deteriorated to be stabilized and rehabilitated for use. To mitigate the loss of these buildings, this office recommends the following:

- The University shall document all buildings located at 104 Spring Manor Road. Documentation shall meet the state-level standards of SHPO and, at a minimum, include indexed high-quality photographs, a site plan, and narrative text. Final documentation shall be provided to SHPO for permanent archiving and public accessibility. A copy is also to be made available to the Mansfield Historical Society.
- No less than three interpretive panels, created by a professional that meets the minimum professional qualifications for architectural historian, as set by the Secretary of the Interior (defined in Appendix A of 36 CFR Part 61), will be installed within the property conveying the history of the site and/or Mansfield Training School and Hospital. Final design will be submitted to SHPO for review and comment prior to installation.
- Concrete blocks from demolished structures shall be salvaged, cleaned, and incorporated into bases of suggested interpretive signage and or/new benches along the public walking trail adjacent to the farm complex.
- A permanent commemorative marker, of suitable size and material, shall be

State Historic Preservation Office

450 Columbus Boulevard, Suite 5 | Hartford, CT 06103 | P: 860.500.2300 | DECD.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender



Department of Economic and
Community Development

State Historic Preservation Office

installed at the site of Spring Manor Farm. Final design will be submitted to SHPO for review and comment prior to installation.

SHPO staff is happy to meet you to discuss options for minimization and mitigation. Please respond with dates and times you prefer.

The State Historic Preservation Office appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy. For further information please contact Marena Wisniewski, Environmental Reviewer, at (860) 500-2357 or marena.wisniewski@ct.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Catherine Labadia".

Catherine Labadia
Deputy State Historic Preservation Officer

cc. Jennifer Peshka, Hazardous Material Abatement & Code Correction Coordinator,
Facilities Operations & Building Services, University of Connecticut

State Historic Preservation Office

450 Columbus Boulevard, Suite 5 | Hartford, CT 06103 | P: 860.500.2300 | DECD.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender