



State Historic Preservation Office

One Constitution Plaza | Hartford, CT 06103 | 860.256.2800 | Cultureandtourism.org

PROJECT REVIEW COVER FORM

1. This information relates to a previously submitted project.

You do not need to complete the rest of the form if you have been previously issued a SHPO Project Number. Please attach information to this form and submit.

SHPO Project Number \_\_\_\_\_ (Not all previously submitted projects will have project numbers)

Project Address 1315 Storrs Road, Mansfield (Street Address and City or Town)

2. This is a new Project.

If you have checked this box, it is necessary to complete ALL entries on this form .

Project Name Whitney House 2023

Project Location 1315 Storrs Road

Include street number, street name, and or Route Number. If no street address exists give closest intersection.

City or Town Mansfield

In addition to the village or hamlet name (if appropriate), the municipality must be included here.

County Tolland

If the undertaking includes multiple addresses, please attach a list to this form.

Date of Construction (for existing structures) 1802-1807

PROJECT DESCRIPTION SUMMARY (include full description in attachment):

Decommissioning, see attached scope of work related to said decommission due to damages caused by fire, smoke, and water.

TYPE OF REVIEW REQUESTED

a. Does this undertaking involve funding or permit approval from a State or Federal Agency?

Yes  No

Agency Name/Contact UConn Department of Public Health

Type of Permit/Approval Funding approval Asbestos abatement and removal

State Federal Yes No

b. Have you consulted the SHPO and UCONN Dodd Center files to determine the presence or absence of previously identified cultural resources within or adjacent to the project area?

Yes  No

If yes: Was the project site wholly or partially located within an identified archeologically sensitive area?

Yes  No

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the CT State or National Registers of Historic Places?

Yes  No

Does the project involve the rehabilitation, renovation, relocation, demolition or addition to any building or structure that is 50 years old or older?

Yes  No



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**The Historic Preservation Review Process in Connecticut** Cultural Resource Review under the National Historic Preservation Act – Section 106 <http://www.achp.gov/106summary.html> involves providing technical guidance and professional advice on the potential impact of publicly funded, assisted, licensed or permitted projects on the state's historic, architectural and archaeological resources. This responsibility of the State Historic Preservation Office (SHPO) is discharged in two steps: (1) identification of significant historic, architectural and archaeological resources; and (2) advisory assistance to promote compatibility between new development and preservation of the state's cultural heritage.

Project review is conducted in two stages. First, the SHPO assesses affected properties to determine whether or not they are listed or eligible for listing in the Connecticut State or National Registers of Historic Places. If so, it is deemed "historic" and worthy of protection and the second stage of review is undertaken. The project is reviewed to evaluate its impact on the properties significant materials and character. Where adverse effects are identified, alternatives are explored to avoid, or reduce project impacts; where this is unsuccessful, mitigation measures are developed and formal agreement documents are prepared stipulating these measures. For more information and guidance, please see our website at: <http://www.cultureandtourism.org/cct/cwp/view.asp?a=3933&q=293820>

**ALL PROJECTS SUBMITTED FOR REVIEW MUST INCLUDE THE FOLLOWING MATERIALS\*:**

**PROJECT DESCRIPTION** Please attach a full description of the work that will be undertaken as a result of this project. Portions of environmental statements or project applications may be included. The project boundary of the project should be clearly defined\*\*

**PROJECT MAP** This should include the precise location of the project – preferably a clear color image showing the nearest streets or roadways as well as all portions of the project. Tax maps, Sanborn maps and USGS quadrangle maps are all acceptable, but Bing and Google Earth are also accepted if the information provided is clear and well labeled. The project boundary should be clearly defined on the map and affected legal parcels should be identified.

**PHOTOGRAPHS** Clear, current images of the property should be submitted. Black and white photocopies will not be accepted. Include images of the areas where the proposed work will take place. May require: exterior elevations, detailed photos of elements to be repaired/replaced (windows, doors, porches, etc.) All photos should be clearly labeled.

For Existing Structures	Yes	N/A	Comments
Property Card	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
For New Construction	Yes	N/A	Comments
Project plans or limits of construction (if available)	<input type="checkbox"/>	<input type="checkbox"/>	
If project is located in a Historic District include renderings or elevation drawings of the proposed structure	<input type="checkbox"/>	<input type="checkbox"/>	
Soils Maps <a href="http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm">http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm</a>	<input type="checkbox"/>	<input type="checkbox"/>	
Historic Maps <a href="http://magic.lib.uconn.edu/">http://magic.lib.uconn.edu/</a>	<input type="checkbox"/>	<input type="checkbox"/>	
For non-building-related projects (dams, culverts, bridge repair, etc)	Yes	N/S	Comments
Property Card	<input type="checkbox"/>	<input type="checkbox"/>	
Soils Map (see above)	<input type="checkbox"/>	<input type="checkbox"/>	
Historic Maps (see above)	<input type="checkbox"/>	<input type="checkbox"/>	

**PROJECT CONTACT**

Name James Libby, AIA, LEED AP Title Sr Project Manager  
 Firm/Agency University Planning, Design & Construction  
 Address 3 Discovery Drive, U-6038  
 City Storrs State CT Zip 06269-6038  
 Phone 860-486-8879 Cell \_\_\_\_\_ Fax \_\_\_\_\_  
 Email [james.libby@uconn.edu](mailto:james.libby@uconn.edu)

\*Note that the SHPO's ability to complete a timely project review depends largely on the quality of the materials submitted.

\*\* Please be sure to include the project name and location on *each page* of your submission.

## **Project Description Summary | Whitney House, April 2023**

### **Background:**

Whitney House, also known as Gilbert House after its original owners and more contemporaneously known as the Rainbow Center or International House when last used by the University, was built between 1802 and 1807 and is located on Storrs Road (SR-195). One of the oldest structures on campus, the colonial revival house has been a contributing resource to the University of Connecticut Historic District since 1989 as recognized by the National Register of Historic Places.

Vacated without a useful purpose since 2004 and irreparably damaged by fire earlier this year, Whitney House is unsafe for occupancy and beyond reasonable repair. This project will plan, design, and decommission Whitney House for demolition, and will eliminate present hazards and liabilities associated with the existing structure and site.

The University will continue to communicate and coordinate its plans with the State Historic Preservation Office (SHPO), including any commemoration of the site, and will proceed according to applicable statutes and regulations for decommissioning of historic properties under state jurisdiction.

### **Scope of Work:**

#### **Phase 1 - Decommissioning Plans**

Phase 1 will consist of retaining planning consultants to develop the project decommissioning plan. Services shall include the creation of a professional archive document, as feasible. Additional team members may include surveyors, architects, archeologists, engineers, landscape architects, and hazardous material consultants to complete the decommissioning documents and detailed scope of work.

Concurrent to those efforts, any required notifications of intent or permitting will be initiated.

#### **Phase 2 – Demolition Plans**

Phase 2 will include a plan for the removal of known or inferred regulated materials such as asbestos. The project will also survey, locate, disconnect, remove, and dispose of associated utilities including, but not limited to, water, sewer, gas, electricity, telecom, and any other connections during this phase.

In the case of building demolition, a demolition company shall be procured to remove the building in its entirety. In the case where the building is salvaged by others, a reasonable salvage plan shall be identified. In both cases, foundations will be removed, and the landscape restored to complement the surrounding context, including planned improvements to adjacent Mirror Lake and Dam.

Any commemoration of the structure or its site history will also be designed and implemented during this phase. Documentation will be archived, and the building will be removed from the University's space management inventory.







Rear of House





Fire Damaged Roof



Interior damage.





Fire Damage





Interior Fire Damage





Interior Fire Damage





Fire Damage





Interior Fire Damage





Interior Fire Damage

# 1315 STORRS RD

**Location** 1315 STORRS RD

**Mblu** 16/ 36/ UC044/ /

**Acct#** 16 36 UC044

**Owner** UNIVERSITY OF CONNECTICUT

**PBN**

**Assessment** \$198,800

**Appraisal** \$284,000

**PID** 1349

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$149,000	\$135,000	\$284,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$104,300	\$94,500	\$198,800

## Owner of Record

**Owner** UNIVERSITY OF CONNECTICUT  
**Co-Owner** RAINBOW CENTER  
**Address** U BOX 3252 FACILITIES MGMT  
STORRS, CT 06269

**Sale Price** \$0  
**Certificate**  
**Book & Page** 0/0  
**Sale Date** 01/01/1900

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
UNIVERSITY OF CONNECTICUT	\$0		0/0	01/01/1900

## Building Information

### Building 1 : Section 1

**Year Built:** 1769  
**Living Area:** 2,567  
**Replacement Cost:** \$222,370  
**Building Percent Good:** 67

### Building Photo

 Building Photo  
(<https://images.vgsi.com/photos/MansfieldCTPhotos//default.jpg>)

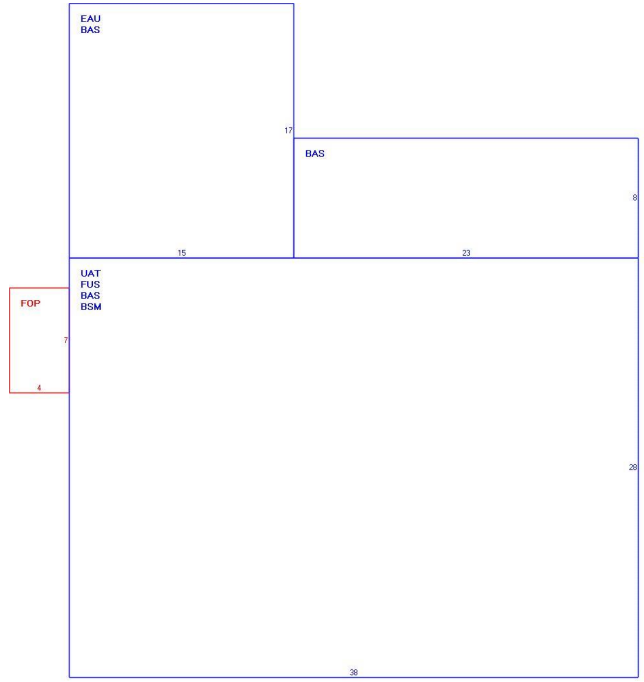


**Replacement Cost  
Less Depreciation:**

\$149,000

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	C+
Story Height	2
Occupancy	1
Exterior Wall 1	Clapboards
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plaster
Interior Wall 2	
Interior Flr 1	Pine
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	
Extra Fixtures	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Finished Bsmt	
Extra Kitchen	
Usrflid 104	
Fireplace Stack	1
FP Opening(s)	1
Usrflid 107	
Num Park	
FBM Type	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	

**Building Layout**



(ParcelSketch.ashx?pid=1349&bid=1349)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,503	1,503
FUS	Finished Upper Story	1,064	1,064
BSM	Basement	1,064	0
EAU	Expansion Attic Unfinished	255	0
FOP	Framed Open Porch	28	0
UAT	Unfinished Attic	1,064	0
		4,978	2,567

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

Land Use	Land Line Valuation
<b>Use Code</b> 902R	<b>Size (Acres)</b> 0.00
<b>Description</b> State Res	<b>Frontage</b>
<b>Zone</b> I	<b>Depth</b>
<b>Neighborhood</b> C100	<b>Assessed Value</b> \$94,500
<b>Alt Land Appr Category</b> No	<b>Appraised Value</b> \$135,000

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$145,200	\$135,000	\$280,200
2017	\$145,200	\$135,000	\$280,200
2016	\$145,200	\$135,000	\$280,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$101,600	\$94,500	\$196,100
2017	\$101,600	\$94,500	\$196,100
2016	\$101,600	\$94,500	\$196,100