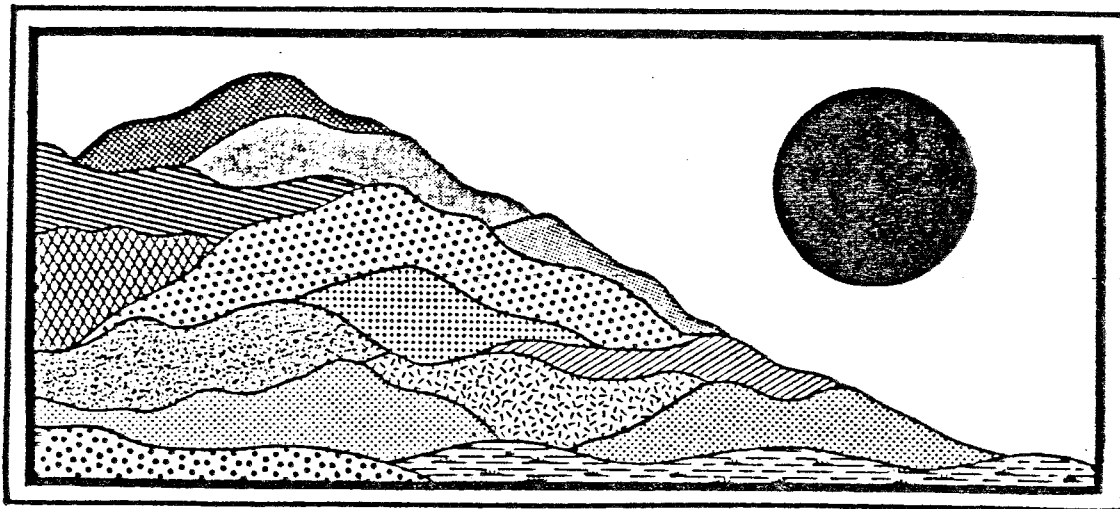


Eaton Property

Mansfield, Connecticut

September 1987



ENVIRONMENTAL

REVIEW TEAM

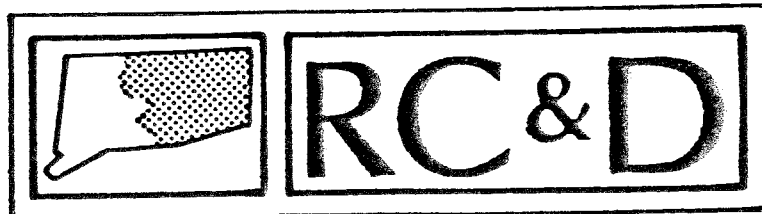
REPORT

Eaton Property

Mansfield, Connecticut

Review Date: AUGUST 4, 1987

Report Date: SEPTEMBER 1987



ENVIRONMENTAL REVIEW TEAM

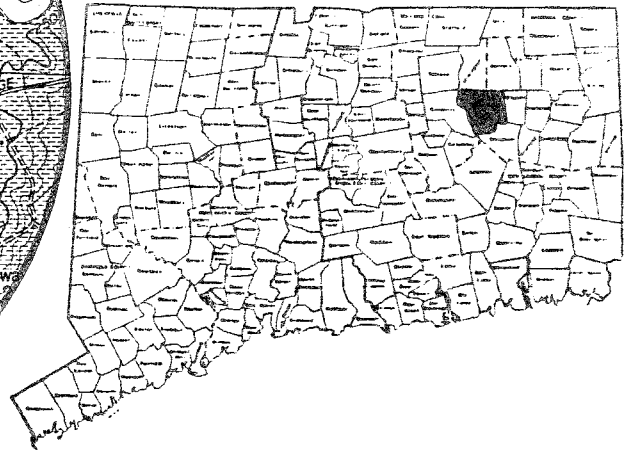
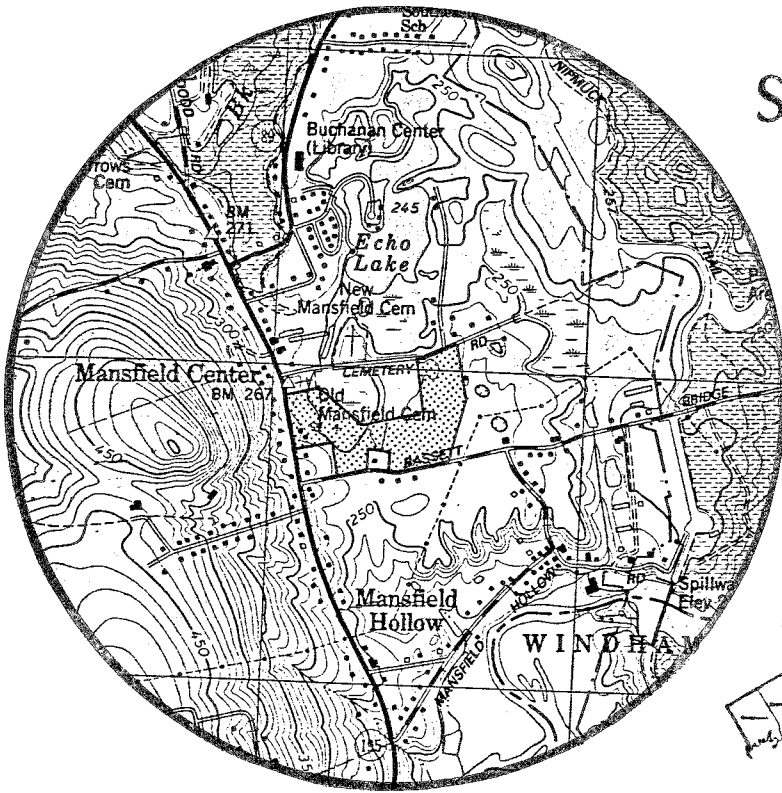
PO BOX 198

BROOKLYN, CONNECTICUT 06234

Site Location

EATON PROPERTY

MANSFIELD, CONNECTICUT



ENVIRONMENTAL REVIEW TEAM REPORT

ON

THE EATON PROPERTY

MANSFIELD, CONNECTICUT

This report is an outgrowth of a request from the Mansfield Planning and Zoning Commission to the Tolland County Soil and Water Conservation District (S&WCD). The S&WCD referred this request to the Eastern Connecticut Resource Conservation and Development (RC&D) Area Executive Committee for their consideration and approval. The request was approved and the measure reviewed by the Eastern Connecticut Environmental Review Team (ERT).

The ERT met and field checked the site on Tuesday, August 4, 1987. Team members participating on this review included:

| | |
|----------------------|---|
| <i>Joe Neafsey</i> | <i>--District Conservationist U.S.D.A., Soil Conservation Service</i> |
| <i>Dave Poirier</i> | <i>--Archaeologist Connecticut Historical Commission</i> |
| <i>Harry Siebert</i> | <i>--Transportation Planner ConnDOT, Bureau of Planning</i> |
| <i>Tony Sullivan</i> | <i>--Planner CT Office of Policy and Management</i> |
| <i>Elaine Sych</i> | <i>--ERT Coordinator Eastern CT RC&D Area</i> |
| <i>Bill Warzecha</i> | <i>--Geologist DEP, Natural Resources Center</i> |

Prior to the review day, each team member received a summary of the proposed project, a list of the Town's concerns, several location maps, a topographic map and a soils map.

During the field review the team members were given site plans, traffic study, ecosystems analysis, architectural drawings and a site analysis by the engineer. The Team met with, and were accompanied by Mansfield Town Planner, a member of the Planning and Zoning Commission, members of the Mansfield Community Group, the developer, his engineer and architect. Following the review, reports from each team member were submitted to the ERT Coordinator for compilation and editing into this final report.

This report represents the Team's findings. It is not meant to compete with private consultants by providing site designs or detailed solutions to development problems. The Team does not recommend what final action should

be taken on a proposed project -- all final decisions and conclusions rest with the Town and landowner. This report identifies the existing resource base and evaluates its significance to the proposed development, and also suggests considerations that should be of concern to the developer and the Town. The results of this Team action are oriented toward the development of better environmental quality and the long-term economics of land use.

The Eastern Connecticut RC&D Executive Committee hopes you will find this report of value and assistance in making your decisions on this proposed commercial/condominium development.

If you require any additional information, please contact:

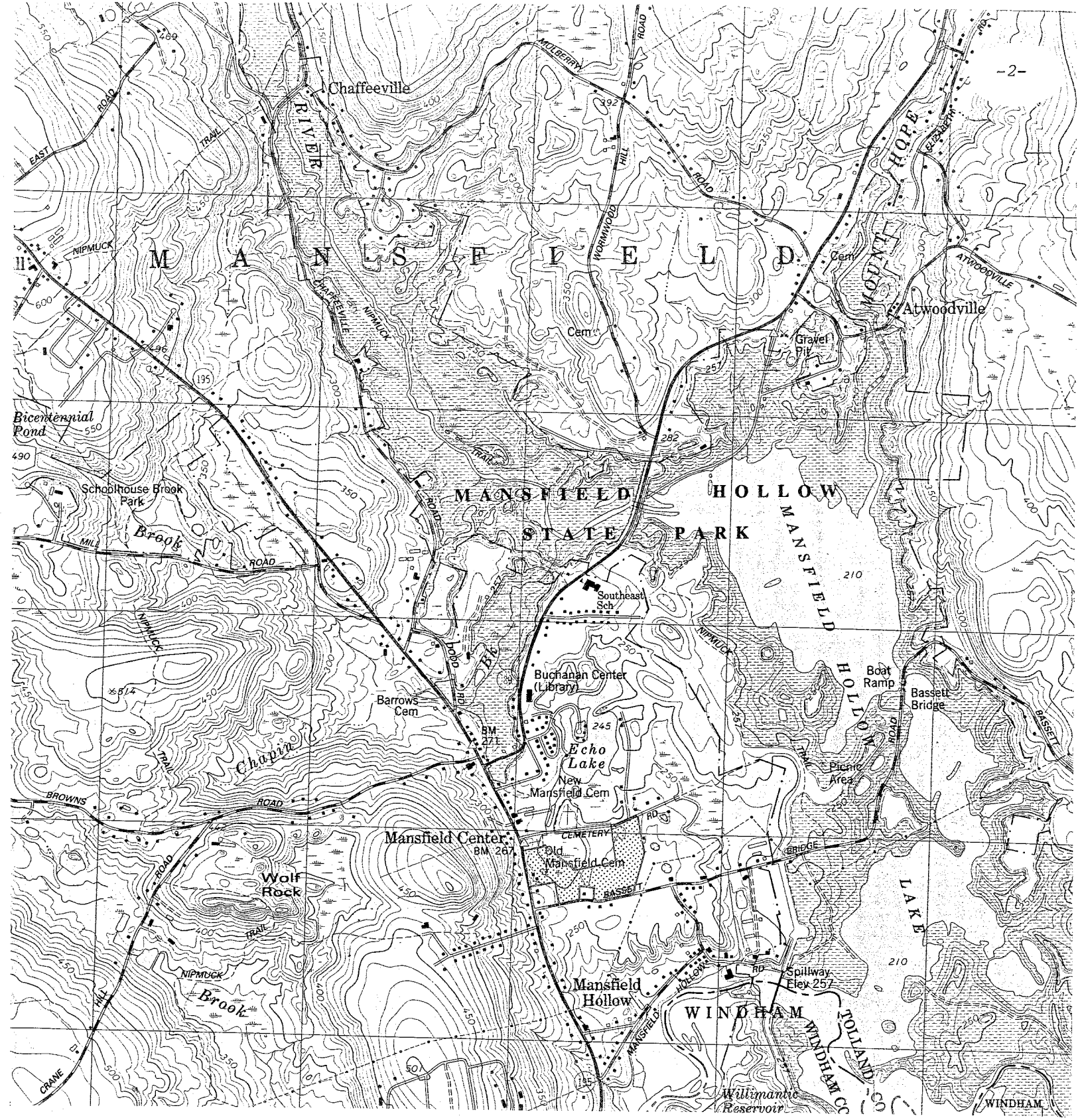
Elaine A. Sych
ERT Coordinator
Eastern Connecticut RC&D Area
P. O. Box 198
Brooklyn, CT 06234
(203) 774-1253

TABLE OF CONTENTS

| | <u>Page</u> |
|---|-------------|
| 1. INTRODUCTION..... | 3 |
| 2. TOPOGRAPHY AND SETTING..... | 5 |
| 3. GEOLOGY..... | 7 |
| a. Surficial | |
| b. Bedrock | |
| 4. SOIL RESOURCES..... | 10 |
| a. Soils Information | |
| b. Wetland Boundaries | |
| c. Erosion and Sediment Control Plan | |
| 5. HYDROLOGY..... | 12 |
| 6. WASTE DISPOSAL..... | 13 |
| 7. WATER SUPPLY..... | 15 |
| 8. PLANNING COMMENTS..... | 17 |
| a. Plans of Development | |
| b. Traffic | |
| c. General | |
| 9. TRAFFIC RECOMMENDATIONS..... | 19 |
| 10. HISTORICAL REVIEW..... | 20 |
| 11. SUMMARY..... | 23 |
| 12. APPENDIX..... | 26 |
| a. Sanitation of Watersheds | |
| b. National Register Inventory-Nomination Forms | |

TABLE OF MAPS

| | |
|-------------------------|----|
| LOCATION..... | 2 |
| TOPOGRAPHIC..... | 4 |
| SITE PLAN..... | 6 |
| SURFICIAL GEOLOGY..... | 8 |
| BEDROCK GEOLOGY..... | 9 |
| SOILS..... | 11 |
| HISTORIC DISTRICTS..... | 22 |



LOCATION

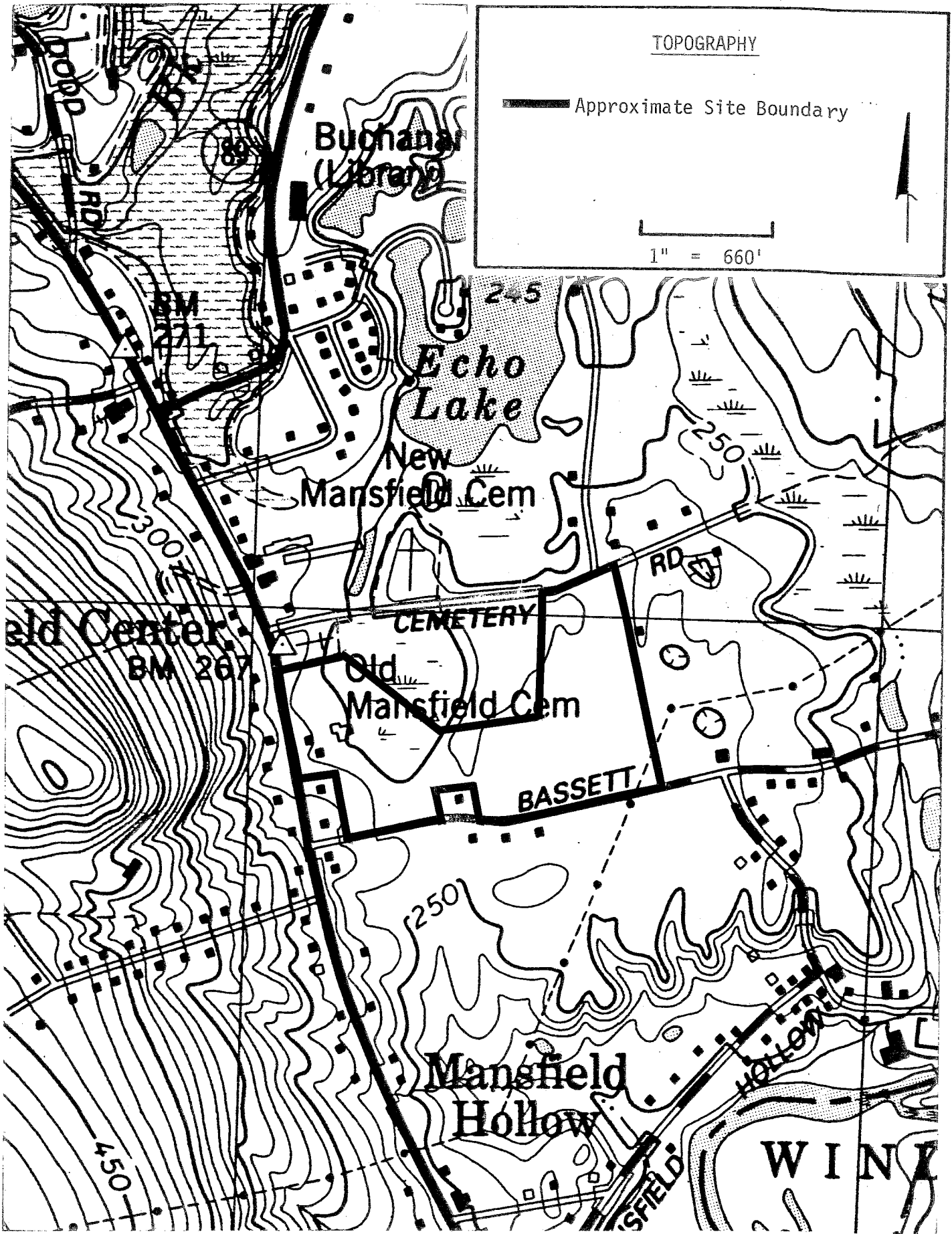


Study Site

Scale 1" = 2000'

1. INTRODUCTION

The Eastern Connecticut Environmental Review Team has been requested by the Mansfield Planning and Zoning Commission to review the Eaton Property Development. The Town requested the review to provide them with information and recommendations prior to the applicant's formal submission. Specific concerns addressed in this report are the geology, soil resources, hydrology, waste disposal, water supply, traffic, land use suitability and historical significance. A brief summary highlights the major findings and recommendations.





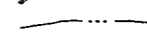


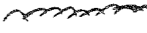
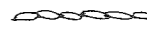



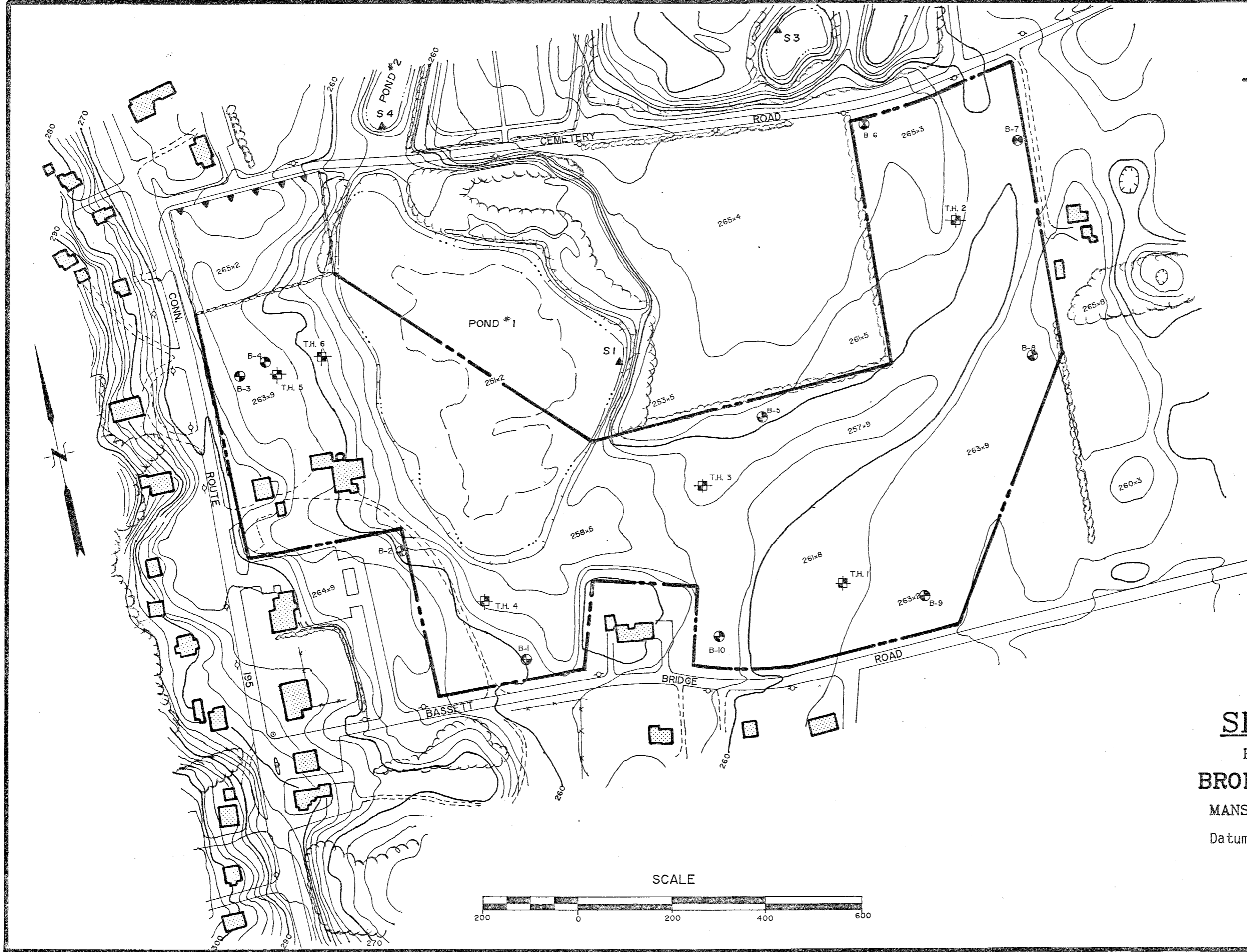
2. TOPOGRAPHY AND SETTING

The proposed 60 unit condominium and commercial development site consists of +25 acres in Mansfield Center. The site lies to the east of Route 195, the south Cemetery Road and is north of Bassett Bridge Road. Proposed site access is off Route 195 and Bassett Bridge Road. The irregular-shaped site is dominated by a relatively flat to gently sloping terrain. It is comprised mostly of open fields, which have history of agricultural use. A portion of a bog, about 6 acres in size, is located in the west-central part of the site. Based on a 1980 air photo of the site, the original topography southeast of the bog was significantly altered by the excavation of earth materials (sand and gravel).

No major watercourses were visible on the site during the field review. As mentioned above, a portion of a bog is located in the westcentral part. This bog was probably the result of a glacial feature known as a "kettle hole". Melting of buried ice blocks during deglaciation periods caused the sediments to collapse into irregular, often deep basins called "kettles". Water levels in this ponded area are maintained by surface water and ground water. The water level in the bog appears to be coincident with the water table observed in nearby monitoring wells placed by the project engineer.

LEGEND

-  TEST HOLE
-  TEST BORING
-  BOUNDARY LINE
-  EXISTING CONTOURS
-  POND LIMITS
-  EXISTING SPOT ELEVATIONS
-  UTILITY POLE
-  TREE LINE
-  STONE WALL
-  SURFACE MONITOR POINT



SITE PLAN

PREPARED FOR
BRODY PROPERTY
MANSFIELD CENTER, CT.

Datum Engineering & Surveying

SCALE



3. GEOLOGY

- a. Surficial
- b. Bedrock

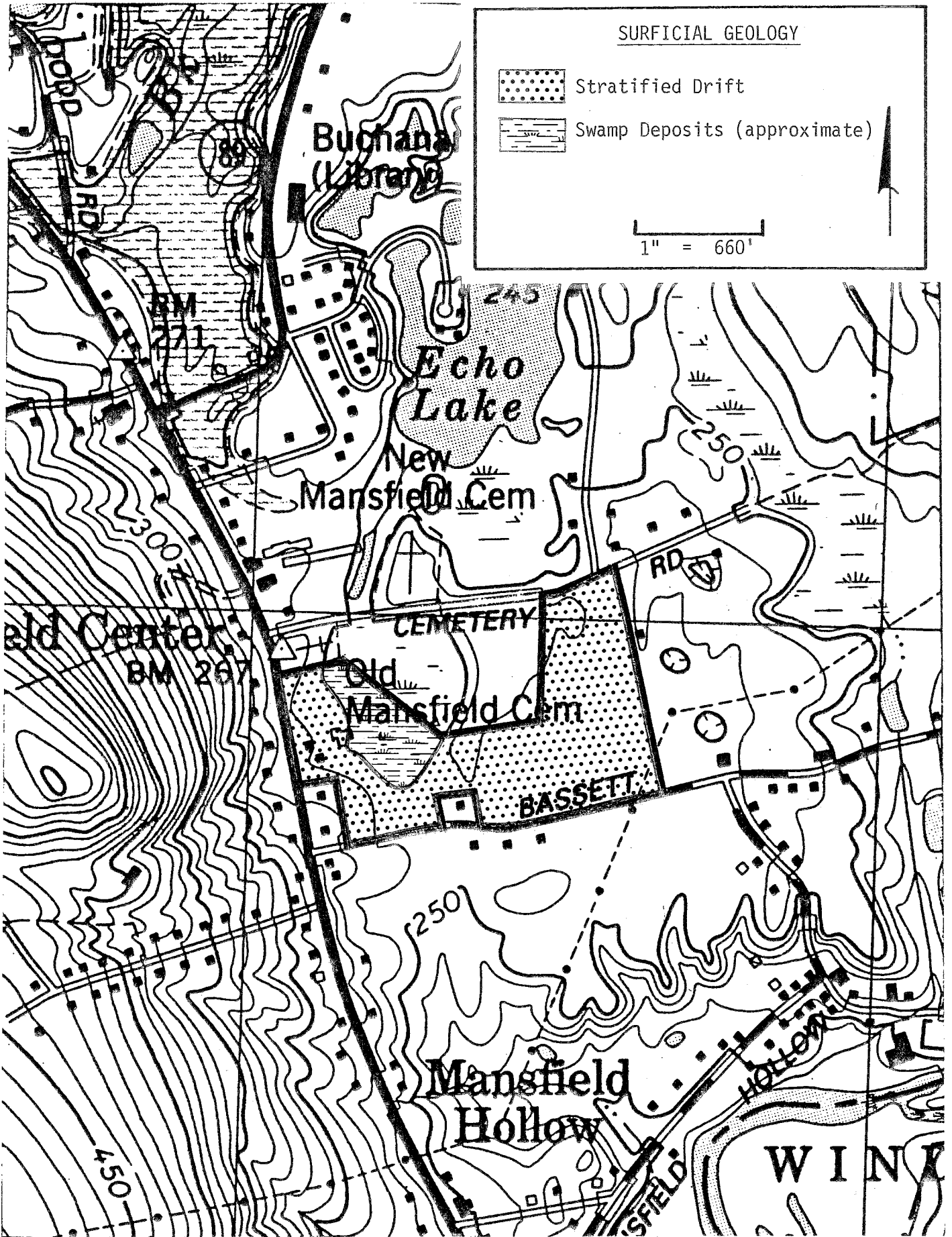
a. The site is underlain entirely by a stratified drift aquifer which occurs along the Natchaug River. Aquifer thickness on the site ranges from 10 feet or less along the western limits to greater than 80 feet at the eastern limits, according to a Shetucket River basin report (Water Resources Bulletin No. 11).

According to information supplied by the project engineer, the stratified drift on the site is quite permeable. It consists of coarse grained sand and gravel in the upper 15 feet of the ground surface and below that depth it has a sandy texture. Permeability testing conducted in the coarse grained sand and gravels resulted in rates ranging in values from 6 to 580 feet per day. The sandier layers at depth resulted in permeability rates ranging from 1.2 to 101 feet per day.


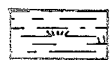
The term stratified drift, used above refers to the typically well-layered sediments that were deposited by glacial meltwater streams. Sand and gravel are the major components of stratified drift.

b. Bedrock beneath the parcel consists of very old metamorphic rocks of precambrian age known as gneisses. The rock, underlying the southwest corner of the site is a light pink to gray, medium to coarse grained granitic gneiss. The remainder of the site is underlain by a light to dark, medium grained gneiss. Gneisses are metamorphic (geologically altered) rocks characterized by thin bands of elongate or flaky minerals alternating with layers of granular minerals. This mineral arrangement gives the rock a distinct banded appearance. The adjective "granitic" used above means the rock has a high percentage of light-colored minerals, mainly quartz and feldspar.

Because the depths to bedrock throughout the site are moderately deep (front portions along Route 195 may be 10 feet or less), it should not have a major effect on development of the site. However, variations in mineralogy and the degree of fracturing in the rocks will have at least some impact on well water quality and quantity, respectively, especially since bedrock wells are presently proposed to serve the project. The underlying bedrock is the source of water for many homes and businesses in town.



SURFICIAL GEOLOGY

-  Stratified Drift
-  Swamp Deposits (approximate)

1" = 660'



Buchanan
(Librari)

Echo
Lake

New
Mansfield Cem

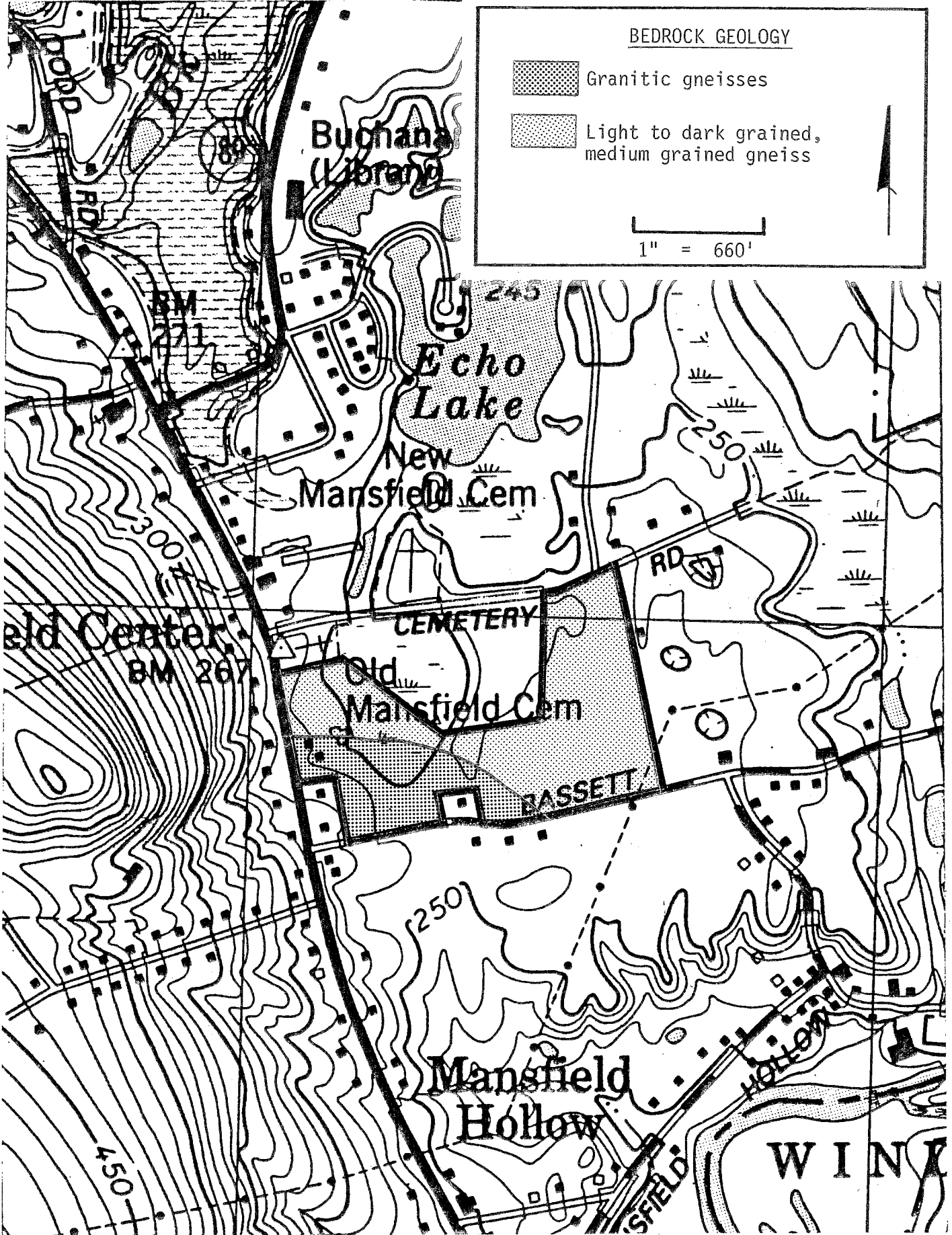
CEMETERY

Old
Mansfield Cem

BASSETT

Mansfield
Hollow

W I N K



4. SOIL RESOURCES

- a. Soils Information
- b. Wetland Boundaries
- c. Erosion and Sediment Control Plan

a. The information contained in the Soil Survey of Tolland County, CT appears to be adequate for planning purposes. If the Commission requires additional information it is suggested that the applicant retain the services of a qualified private soil scientist to review the information contained in the Soil Survey of Tolland County, CT, examine conditions in the field and provide the Commission with a verified map and up to date interpretive information for the site.

The Commission should be aware that the majority of upland soils on the site are considered prime farmland.

The Report by Ecosystem Consulting Service, Inc. contains an adequate assessment of the site and the recommendations should be noted.

b. Wetlands on this site have not been identified in the field by a soil scientist and located on the plot plan. It is suggested that the Commission require that the applicant have a qualified private soil scientist delineate wetland boundaries in the field. The boundaries should be flagged and numbered sequentially. This information should then be surveyed onto the plan map. The soil scientist should then review and sign a statement on the map(s) certifying that the information is substantially correct. The certification statement should be similar to the following: "The wetland soils on this site were identified in the field using the criteria required by Connecticut P.A. 72-155 as amended by Connecticut P.A. 73-571, Connecticut P.A. 87-338 and P.A. 87-533. The boundaries of these soils and of identified water-courses are accurately represented on the plot plan." This statement should be signed by the soil scientist who performed the field work.

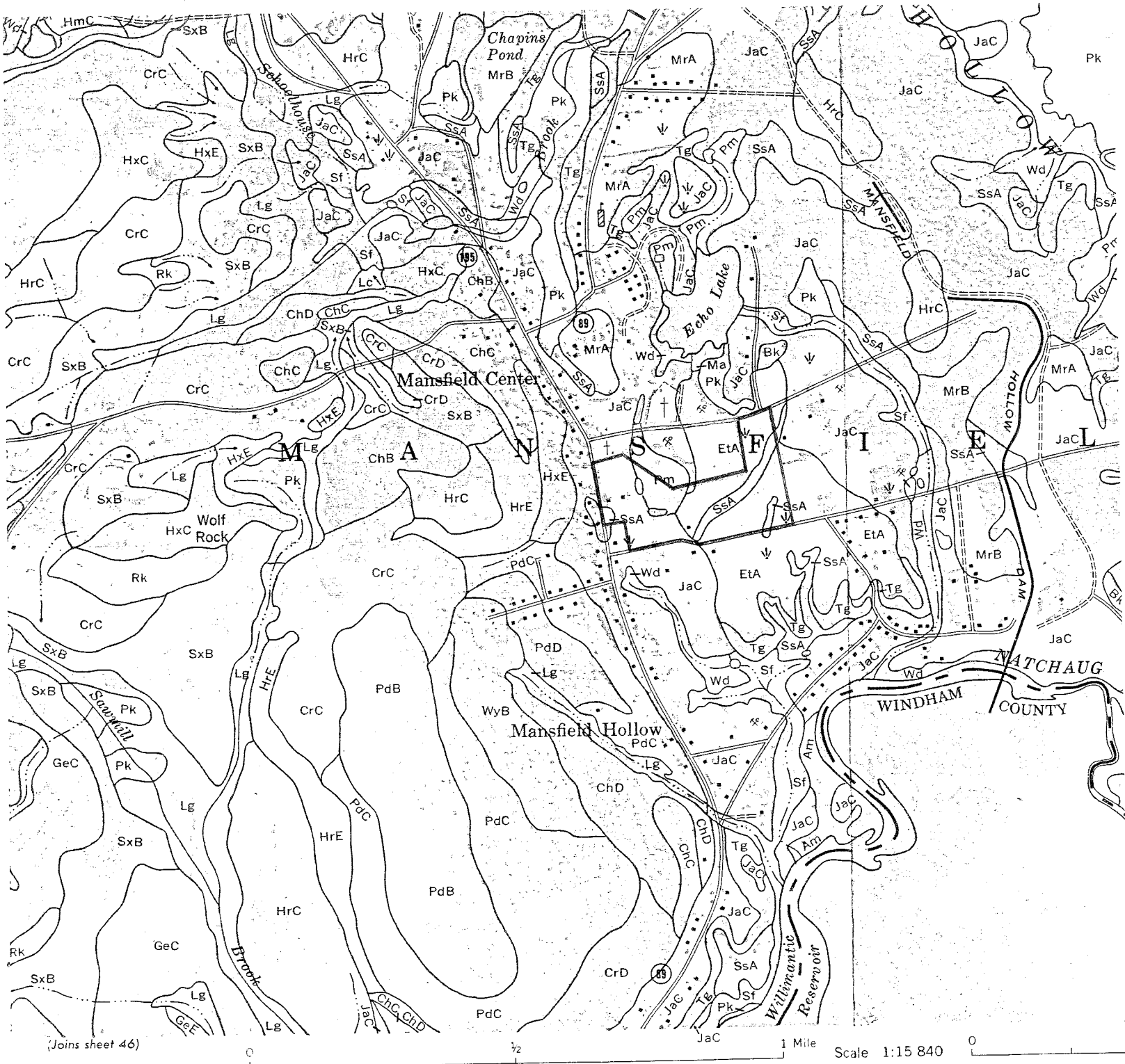
If this procedure is followed and discrepancies are found, the Tolland County Soil and Water Conservation District can on request review the submitted information for adequacy.



United States
Department of
Agriculture

Soil
Conservation
Service

Tolland County USDA-SCS
24 Hyde Avenue
Rockville, CT 06066
875-3881



(Joins sheet 46)



5. HYDROLOGY

The site lies entirely within the Natchaug River watershed. According to the water table contour map prepared for the site by the project engineer, groundwater flow is towards the southeast corner. Surface water which is not readily absorbed by the sandy soils drains to the bog in westcentral parts of the site. In order to protect the local water resources, it would be desirable to prevent the use of the site by commercial or residential units that would need to dispose of large quantities of wastewater, particularly since on-site wells are utilized. Septic systems to accommodate employees of a low to moderate density commercial development should not be a serious concern, assuming that the technical requirements for such systems can be met on the site.

Both residential and commercial development of the site would increase the amount of runoff during periods of rainfall. These increases would result from soil compaction, removal of vegetation and placement of impervious surfaces (roofs, access drives, parking lots, etc.) over otherwise highly permeable soils. Efforts should be made to protect the bog in the west-central part from sand and other road or parking lot debris.

In order to minimize the impact of increased and/or concentrated runoff, a stormwater management plan which incorporates a sound erosion and sediment control plan should be submitted to the Town for review by all appropriate officials. The plan should include pre- and post-development hydrologic computations, sediment/detention basin designs, or any other engineering structures where needed, either before or during land grading. Flat to gentle slopes should help to reduce the chances for severe erosion/siltation problems.

It should be noted that groundwater levels in a 36" diameter dug well located on the north side of Cemetary Road north of the site has been monitored for nearly 30 years by the U. S. Geological Survey. The well, which is located in stratified sand and gravel, which is similar to the stratified drift on the site, is 22 feet deep. The highest water level recorded during the 30 year period was 7.85 feet below land surface on April 26, 1983. The lowest recorded level was 15.72 feet below land surface on January 26, 1966. A severe drought period occurred in Connecticut in the late 1960's.

The highest recorded level during the 1984-85 water year (October 1, 1984 to September 25, 1985) was 11.79 feet below land surface on April 1, 1985. The lowest recorded level during the same water year was 13 feet below land surface on October 29, 1984.

6. WASTE DISPOSAL

Since public sewage facilities are not available to the parcel, it will need to be served by on-site subsurface sewage disposal facilities. It is understood that condominium units and commercial buildings would be served by separate individual systems. Because the development as a whole (not subdivided) would discharge 5,000 gallons per day or more of septic effluent, a permit from DEP's Water Compliance Unit will be required.

Preliminary engineering data made available to Team members on the review day indicates that sandy/gravelly soils on the site are suitable for construction of on-site sewage disposal systems. However, these sandy/gravelly soils are also known for having rapid seepage and in turn may not have the ability to provide the good filtration and renovation of septic tank effluent or other types of pollutants, although some types of pollutants are not readily removed or broken down. On the other hand, natural dilution by infiltrating precipitation will be increased.

In view of the foregoing discussion, the presence of rapidly permeable soils and the need for on-site sewage disposal systems makes the site an area of special concern. Without good planning and design, subsurface sewage disposal in this area could deteriorate the quality of the Natchaug River aquifer and possibly cause groundwater pollution problems. This raises a special concern since the proposed development and existing land use in the area rely on on-site wells and since it is in a public water supply watershed (Willimantic Reservoir). (see Water Supply Section.)

Based on the engineer's report the estimated sewage discharge from the commercial buildings, condominium units and swimming pool house is approximately 23,100 gallons per day. The discharge of such a large volume must be approved by the Department of Environmental Protection's Water Compliance Unit. Before the DEP could act on a permit application, the applicant's engineer would have to provide detailed technical information on the hydrogeologic conditions in the disposal area, the design of each sewage disposal system; a thorough hydraulic analysis of the disposal areas; an analysis of the probable impact on any nearby water resources and the underlying aquifer from a drinking water quality standpoint. This last requirement should include an analysis of bacterial travel, virus removal and nitrate and phosphate transport. The "burden of proof" is clearly upon the developer here to show that the proposed sewage disposal system(s) will function properly and not pose a threat to environmental or public health. Prior to acting on a permit application, the applicant should be required to make arrangements for ownership, operation and maintenance of each sewage disposal system. It seems likely that the Mansfield Health Department in conjunction with the DEP would also play an important role in the permit application, review of the plans and inspection of the sewage disposal system(s) during installation.

As mentioned earlier, possible ledge was encountered in the front portions of the site along Route 195. Further on-site testing in the area to determine a good profile of the bedrock surface is warranted, especially because of porous soils and the need to rely on on-site wells.

Development of the site should only be within the limits of acceptable density as to the capacity of the soil and particularly not to overload the aquifer with too great a volume of sewage waste water discharge. Also, potential commercial uses of the site should be evaluated as to the type of wastes being discharged. Certain types of commercial uses may pose too great a risk for site conditions without the availability of public sewers. Residential contaminants, such as household cleaners may also find their way into the groundwater via sewage disposal systems and storm drains rendering the groundwater unsuitable for drinking purposes.

As mentioned earlier, the site lies within a public water supply watershed (Willimantic Reservoir). Any development will therefore require complete compliance with section 19-13-B32, Sanitation of watersheds in Connecticut's Public Health Code. A copy of this section accompanies this report. (See Appendix)

7. WATER SUPPLY

It is understood that a public water supply line terminates about two miles south of the proposed project. Because of high costs, the need for pump stations, storage facilities as well as other reasons, the applicant is proposing numerous on-site bedrock wells rather than to extend the public water supply main.

Yields from bedrock-based wells are very difficult to predict; they depend upon the number of size of water-bearing fractures intersected, the geographic locations of the wells and other factors. A survey of bedrock wells in the Shetucket River Basin (Connecticut Water Resources Bulletin No. 11), which the site lies within showed that 90 percent of the wells yielded at least 3 gallons per minute. A review of 10 well completion reports by the Team's Geologist for individual bedrock-based wells serving residences in this area (primarily Edgewood Lane and Bassett Bridge Road) indicated yields that ranged between 2 gallons per minute and 50 gallons. Most ranged from 10 gallons per minute to 40 gallons per minute.

Based on the Groundwater Availability in Connecticut (Meade, 1978) map, the subject parcel is underlain by stratified drift deposits that have a moderate water supply potential. It appears that although the saturated thickness of the stratified drift on the site ranges between 40 and 80 feet from the central to eastern parts, respectively, fine sands make up the bulk of the stratified drift at depth. Fine sand is a difficult material in which to finish wells and also is a relatively slow permeable medium. Areas underlain by a similar geologic setting (coarse-grained stratified drift overlying fine-grained stratified drift) are known to be capable of yielding 50-500 gallons of water per minute to individual wells. More specific data, which includes test well(s) would be needed in order to determine the potential of the stratified drift on the site.

The development of a sand and gravel well(s) on the site was rejected by the developer's engineer because of "separating distances to existing and proposed buildings, septic systems, surface water impoundments, roads and other features".¹

Of the three (3) options available to the developer, e.g., bedrock wells, extending the municipal water main, and gravel-packed wells(s), bedrock wells were chosen as the proposed water supply source for the development. A well for almost every building will need to be developed and it is likely that the commercial buildings will probably share 2-3 wells. Therefore, it is expected that 15 to 20 wells would need to be developed on the 25 acre parcel.

A water related concern, which will need to be addressed is whether or not the proposed drilled wells will interfere with one another during pumping periods, particularly since they will be so close together. This situation may cause a

¹ Brody Property, Mansfield Center, Connecticut Site Analysis, Datum Engineering and Survey, August 3, 1987, p. 28.

yield of a particular well or wells to be seriously depleted.

According to Connecticut Resources Bulletin No. 15, a "rough rule of thumb" is that the distances between bedrock wells should be at least twice the thickness of the aquifer. Experience has shown that the water-bearing part of the bedrock is ordinarily 150 feet thick. This suggests a minimum of separation of 300 feet between wells if they penetrate average bedrock or if evidence to the contrary is lacking. A desired separating distance of 300 feet in conjunction with separating distances between wells and sewage disposal areas, which will probably need to be greater because of the highly permeable sands, may limit the site's development potential under present densities. Naturally, every consideration should be given to ensure the protection of the aquifer in question. Also, if the top 150 feet to 200 feet of the bedrock surface is highly fractured, the same water related concerns discussed by the project engineer for gravel-packed wells may be encountered with a bedrock well that penetrates a high fractured, permeable zone.

In view of the above discussions, it seems that a great deal of additional technical information, which should include test wells, would have to be provided to the Town before the plan is approved. A detailed study of the underlying bedrock aquifer by a qualified hydrogeologist is warranted in order to determine such things as (1) the impacts of numerous wells in a concentrated area on the bedrock aquifer, particularly during pumping periods; (2) the potential impacts on neighboring wells; (3) zones of influence for the wells and the resulting cumulative effects during pumping periods; (4) conducting water quality testing; (5) the effects on the groundwater levels during pumping periods in terms of separating distances from subsurface sewage disposal areas and (6) plans for water storage, treatment, if necessary, and distribution. With regard to the latter, the applicant should contact the local and State Department of Health Services as soon as possible.

According to a DEP Water Compliance publication entitled Water Quality Classification for the Thames River Basin (October 1985), which the site lies within, groundwater beneath the site is classified as GB/GAA. This means that the groundwaters are tributary to a public water supply watershed or within the area of influence of community and non-community water supply wells. The groundwater may not be suitable for direct human consumption without treatment due to contamination from a former municipal mixed-waste landfill. The old landfill is located northeast of the site off Old Cemetery Road. The State's goal is to restore the groundwater to drinking water quality.

In conclusion, the presence of rapidly permeable soils, the installation of numerous on-site septic systems within the site in a relatively concentrated area, existing commercial land uses, such as a gas station and restaurant along Route 195, and the existing groundwater classification (GB/GAA) appears to pose too great a risk for the installation of 15-20 bedrock wells on the site. It is the opinion of the Team's Geologist that consideration be given to re-examining the possibilities of extending the municipal waterline to the site.

8. PLANNING COMMENTS

- a. Plans of Development
- b. Traffic
- c. General

a. The State's Plan of Conservation and Development regards this area as being within the boundaries of its Conservation Areas. Briefly, the written passages referred to as utilization and development recommend promotion of research, education, public acquisition or only uses compatible with the resources or hazards of the area. It also encourages the clustering of rural development and service facilities in rural community centers which in this area seems to be in Storrs.

The Town's Plan of Development is quite specific in recommending the types of uses that the developer proposes, i.e. condominiums and offices. The Plan of Development does state "Any new development should be permitted only if it does not severely increase congestion on Storrs Road." The volumes that are presently being carried by Storrs Road suggest that it should be paved four lanes and the volumes on most Connecticut roads always increase.

The Regional Plan of Development (Windham Regional Planning Agency) recommends against this kind of use in this location, mainly because of the traffic question. The Regional Planning Agency said that years ago the Department of Transportation enquired about widening Storrs Road and has held off doing so because of the local objections.

b. The development of this site and similar ones in the area which will be encouraged by this development may increase hazards and congestion on Storrs Road to a point that will be detrimental to the area. It is pointed out in the developer's traffic report that single-family houses generate more vehicle trips daily than do apartments. In the case of this development that fact is negated by the higher densities of the proposed housing.

Recognition of a potential traffic problem is evidence by the developers plan where he shows a slow down lane at the entrance to the office area from Storrs Road. Developments for any purpose and at any density may cause traffic problems in this area and some attention to this situation needs to be exercised by the local authorities and the Department of Transportation. (See Traffic Recommendations)

c. The plans of the developer show an exit drive from the east end of the development onto Cemetary Road. Although this is only an emergency exit it should form an "X" intersection with Echo Road.

The pond which exists on the property was not shown on the developer's plan to be receiving any special treatment. It should be maintained, but it is presently filling in through the natural ecological cycle. Hopefully, experts will recommend some kinds of procedures that can be followed by the developer that will extend the useful life of the pond, protect the wildlife that presently uses it and not alter it too drastically.

9. TRAFFIC RECOMMENDATIONS

The ADT utilized by the owner's consultant, based on ConnDOT traffic counts between Route 89 and Cemetery Road, are in agreement with DOT, Bureau of Planning records; 1981 - 10,500 ADT and 1984 - 12,000 ADT. The growth rate is consistent for roads in similar locations.

The placement of an entrance to the facility on Route 195 should be reviewed to determine:

A. The Route 195 entrance design must allow traffic to enter only and deny existing traffic the opportunity to exit for safe traffic operations. This design must be reviewed early in the design phase of the project to insure acceptability by the ConnDOT.

B. Could the site access be exclusively developed from Bassett Bridge Road?

C. If the Route 195 entrance is the only viable solution, it is possible the existing signalized Bassett Bridge Road and Route 195 may require adjustments to accommodate the additional traffic volumes and turning movements generated by the proposed development.

D. The total number of new parking spaces was not indicated. If the number exceeds current State Traffic Commission requirements, a certificate must be obtained. Permits to perform work within the route 195 right-of-way will be required and may be obtained from ConnDOT's District II Office in Norwich, Connecticut.

10. HISTORICAL REVIEW

The proposed development is situated in an area of extensive historic and architectural importance. The Eleazer Williams House is listed on the National Register of Historic Places. In addition, the property is located adjacent to the Mansfield Center National Register Historic District. The nearby Mansfield Hollow Historic District is also listed on the National Register of Historic Places. National Register inventory-nomination forms for the Mansfield Center and Mansfield Hollow historic districts have been included in the Appendix. A third National Register historic district located at Spring Hill lies shortly northwest of Mansfield Center.

Both the Mansfield Center and Mansfield Hollow National Register Historic Districts are also local design control historic districts established under Connecticut state statutes. The Old Mansfield Center Cemetery is listed on the State Register of Historic Places. The enclosed portion of the USGS map for the area has been highlighted in yellow to identify the National Register historic districts. The red ink borders reflect a statewide "scan" survey sponsored by the Connecticut Historical Commission. The survey sought to identify clusters of two or more architecturally significant properties and to subsequently identify such areas on USGA maps. Clearly, the scan survey notes the architectural importance of the Route 195 area located within the proposed project area. Further, an on-site examination of the project area suggests that the Eaton Farm complex (Route 195) appears to be eligible as a potential contributing property to either a National Register or State Register boundary extension to the Mansfield Center Historic District.

Those portions of the project area not previously mined for gravel appear to possess a high sensitivity for the presence of prehistoric archaeological resources. Indeed, several known areas around Mansfield Hollow Lake are known as artifact-collecting spots.



The concentration of historic, architectural, and archaeological resources in the area is most notable and few areas of Connecticut possess comparable concentrations of cultural resources. The office of the Connecticut Historical Commission is particularly concerned that any proposed development preserve the special qualities and architectural ambience of the Town of Mansfield. The proposed setback and extensive paved parking for the commercial properties is inconsistent with the historic rural qualities of the area. Strong consideration should be given to the preservation and adaptive use of the Eaton Farm complex including its barn and related outbuildings. Additionally, any development must ensure the retention of all mature tree species as well as including new plantings and landscape designs (compatible with extant vegetative patterns) in order to provide the maximum visual buffer for separating new construction from the historically sensitive areas. The Town of Mansfield Historic District Commission should be provided a meaningful opportunity to review and comment upon all proposed new construction in order to ensure

maximum consistency and compatibility with the two historic districts which surround the project area.

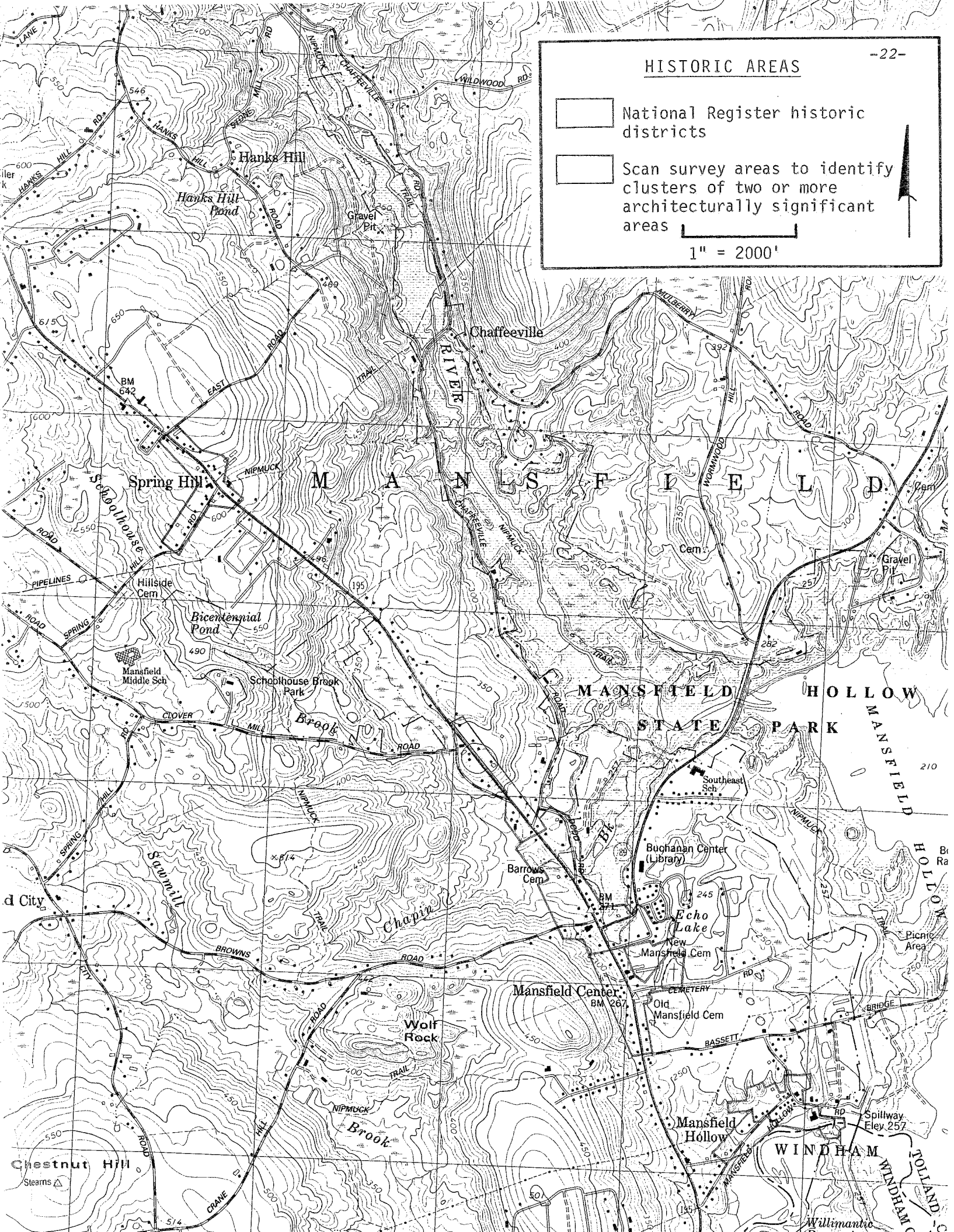
A professional archaeological reconnaissance survey is strongly recommended in order to locate and identify all prehistoric archaeological resources which might exist within the project area. All archaeological studies should be undertaken in accordance with the office's draft Environmental Review Primer for Connecticut's Archaeological Resources.

In summary, the project area is located in a critical area between two National Register historic districts which are of statewide significance. It is strongly recommended that all feasible and prudent efforts be undertaken to ensure the preservation and conservation of the historic ambience of these important areas.

HISTORIC AREAS

-  National Register historic districts
-  Scan survey areas to identify clusters of two or more architecturally significant areas

1" = 2000'



11. SUMMARY

Note: This is a brief summary of the major points, concerns and recommendations of the Team. You are strongly urged to read the entire report and to refer back to specific sections in order to obtain all the information about a certain topic.

GEOLOGY - PAGE

--Bedrock should not have a major effect on the development of the site, but it will have some impact on the quality and quantity of well water.

SOIL RESOURCES - PAGE

--The Commission should be aware that a majority of the upland soils on the site are considered prime farmland.

--The report by Ecosystems Consulting Service, Inc. contains an adequate assessment of the site and the recommendations should be noted.

--It is suggested that the Commission require the applicant to hire a qualified private soil scientist to delineate wetland boundaries in the field, have them flagged and numbered sequentially, and have them surveyed onto the plan map. It should be reviewed and signed by the soil scientist.

HYDROLOGY - PAGE

--A stormwater management plan should be submitted to the Town for review which includes pre- and post-development hydrologic computations and engineering designs for any needed structures such as detention/sediment basins.

--In order to protect local water resources it would be desirable to prevent the use of the site by commercial or residential units that would need to dispose of large quantities of waste water.

WASTE DISPOSAL - PAGE

--A permit from DEP's Water Compliance Unit is required because the development as a whole will be discharging more than 5,000 gallons per day of septic effluent.

--The presence of rapidly permeable soils and the need for on-site sewage disposal systems makes this an area of special concern. Without good planning and design,

subsurface sewage disposal in this area could deteriorate the quality of the Natchaug River aquifer and possibly cause groundwater pollution problems.

--The "burden of proof" is upon the developer to show that the proposed sewage disposal systems will function properly and not pose a threat to the environment or public health.

--Possible ledge was encountered near Route 195 so further on-site testing is warranted to determine a good bedrock profile.

--Since the site lies within a public water supply watershed any development will require complete compliance with section 19-13-B32, Sanitation of Watersheds, in Connecticut's Public Health Code.

WATER SUPPLY - PAGE

--The presence of rapidly permeable soils, the installation of numerous on-site septic systems in a relatively concentrated area, existing commercial land uses, and the existing groundwater classification (GB/GAA) appears to pose too great a risk for the installation of 15-20 bedrock wells. It is the Team Geologist's opinion that consideration be given to re-examining the possibility of extending the municipal water line to the site.

PLANNING COMMENTS - PAGE

--The State's Plan of Conservation and Development encourages the clustering of rural development and service facilities in rural community centers which in this area seems to be Storrs.

--The Town's Plan of Development states that "any new development should be permitted only if it does not severely increase congestion on Storrs Road (Route 195)".

--The Regional Plan of Development (WRPA) recommends against this kind of development in this location mainly because of the traffic question.

--The emergency exit onto Cemetery Road should form an "X" intersection with Echo Road.

--A plan for maintenance of the pond should be developed to protect the wildlife and the life of the pond.

TRAFFIC RECOMMENDATIONS - PAGE

--The placement of an entrance to the commercial section of the development on Route 195 should be reviewed for the following 1) ConnDOT review early in the design phase 2) Route 195 entrance should allow traffic to enter but deny 3) could the site be developed exclusively from Bassett Bridge Road? 4) Bassett Bridge Road and Route 195 may require adjustments to take additional traffic and turning movements 5) total number of new parking spaces was not indicated, if the number exceeds current State Traffic Commission requirements a certificate must be obtained 6) Permits to work within the Route 195 right-of-way are required.

HISTORICAL REVIEW - PAGE

--The proposed development is situated in an area of extensive historic and architectural importance located between two National Register historic districts which are of statewide significance.

--The Eaton Farm complex appears to be eligible as a potential contributing property to either a National Register or State Register boundary extension to the Mansfield Center Historic District.

--The Connecticut Historical Commission is concerned that any proposed development preserve the special qualities and architectural ambience of the Town of Mansfield.

--The proposed setback and extensive paved parking for the commercial development is inconsistent with the historic rural qualities of the area.

--Strong consideration should be given to the preservation and adaptive use of the entire Eaton Farm complex including the barn and outbuildings.

--All mature trees must be retained and any new plantings and landscape design should be compatible with extant vegetative patterns.

--The Town of Mansfield Historic District Commission should be given the opportunity to review and comment upon all proposed new construction to ensure consistency and compatibility with the two historic districts that surround the area.

--A professional archaeological reconnaissance survey is strongly recommended in order to locate and identify all prehistoric archaeological resources which might exist within the site.

12. APPENDIX

- a. *Sanitation of Watersheds*
- b. *National Register Inventory-Nomination Forms*

a. Sanitation of Watersheds

Sec. 19-13B32. Sanitation of watersheds. Unless specifically limited, the following regulations apply to land and watercourses tributary to a public water supply including both surface and ground water sources.

(a) As used in this section "sewage" shall have the meaning found in section 19-13-B20(a) of the public health code: "Toxic metals" shall be arsenic, barium, cadmium, chromium, lead, mercury and silver and the salts thereof; "high water mark" shall be the upper limit of any land area which water may cover, either standing or flowing, at any time during the year and "watershed" shall mean land which drains by natural or man-made causes to a public drinking water supply intake.

(b) No sewage disposal system, cesspool, privy or other place for the deposit or storage of sewage shall be located within one hundred feet of the high water mark of any reservoir or within fifty feet of the high water mark of any stream, brook, or watercourse, flowing into any reservoir used for drinking purposes.

(c) No sewage disposal system, cesspool, privy or other place for the deposit or storage of sewage shall be located on any watershed, unless such facility is so constructed that no portion of the contents can escape or be washed into the stream or reservoir.

(d) No sewage shall be discharged on the surface of the ground on any watershed.

(e) No stable, pigpen, chicken house or other structure where the excrement of animals or fowls is allowed to accumulate shall be located within one hundred feet of the high water mark of a reservoir or within fifty feet of the high water mark of any watercourse as above mentioned, and no such structure shall be located on any watershed unless provision is made in a manner acceptable to the commissioner of health services for preventing manure or other polluting materials from flowing or being washed into such waters.

(f) No toxic metals, gasoline, oil or any pesticide shall be disposed of as a waste into any watercourse tributary to a public drinking water supply or to any ground water identified as supplying a public water supply well.

(g) Where fertilizer is identified as a significant contributing factor to nitrate nitrogen occurring in excess of 8 mg/l in a public water supply, fertilizer application shall be made only under current guidelines established by the commissioner of health in cooperation with the state commissioner of agriculture, the college of agriculture of the University of Connecticut and the Connecticut agricultural experiment station in order to prevent exceeding the maximum allowable limit in public drinking water of 10.0 mg/l for nitrite plus nitrate nitrogen.

(h) Where sodium occurs in excess of 15 mg/l in a public drinking water supply, no sodium chloride shall be used for maintenance of roads, driveways, or parking areas draining to that water supply except under application rates approved by the commissioner of health, designed to prevent the sodium content of the public drinking water from exceeding 20 mg/l.

(i) The design of storm water drainage facilities shall be such as to minimize soil erosion and maximize absorption of pollutants by soil. Storm water drain pipes, except for crossing culverts, shall terminate at least one hundred feet from the edge of an established watercourse unless such termination is impractical, the discharge arrangement is so constructed as to dissipate the flow energy in a way that will minimize the possibility of soil erosion, and the commissioner of health finds that a discharge at a lesser distance is advantageous to stream quality. Special precautions shall be taken to protect stream quality during construction.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cole, J.R. History of Tolland County. New York: W.W. Preston, 1888, pp.264-65,295.
 Mansfield Historical Society History Workshop. Chronology of Mansfield, Connecticut, 1702-1972. Storrs: Parousia Press, 1974.
A Passing Sketch of the Village. Willimantic: Journal Steam Job Printing, 1880.
 U.S.Census Office. Water-Power, 1880, Pt.I. Washington: G.P.O., 1885, p. 199.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 18

QUADRANGLE NAME Spring Hill QUADRANGLE SCALE 1:24000

UTM REFERENCES

| | | | | | | | | | | | | | | | | | |
|---|------|---------|-----|----------|-----|---------|-----|----------|---|------|---------|-----|----------|-----|---------|-----|----------|
| A | 1 8 | 7 3 | 4 0 | 8 0 | 4 6 | 2 6 | 5 6 | 0 | B | 1 8 | 7 3 | 4 1 | 0 0 | 4 6 | 2 6 | 4 8 | 0 |
| | ZONE | EASTING | | NORTHING | | EASTING | | NORTHING | | ZONE | EASTING | | NORTHING | | EASTING | | NORTHING |
| C | 1 8 | 7 3 | 4 1 | 6 0 | 4 6 | 2 6 | 5 0 | 0 | D | 1 8 | 7 3 | 4 1 | 7 0 | 4 6 | 2 6 | 4 6 | 0 |
| E | | | | | | | | | F | | | | | | | | |
| G | | | | | | | | | H | | | | | | | | |

(cont.)

VERBAL BOUNDARY DESCRIPTION

Beginning at the northeast corner of Lot 107, as shown on Mansfield Assessor's Map 40, the district boundary runs southerly along the eastern (cont.)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

11 FORM PREPARED BY

NAME / TITLE Bruce Clouette, Consultant

ORGANIZATION Connecticut Historical Commission DATE November 16, 1978

STREET & NUMBER 59 South Prospect Street TELEPHONE (203) 566-3005


CITY OR TOWN Hartford STATE CT

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE X LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE 

TITLE Director, Connecticut Historical Commission DATE March 14, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER DATE

CHIEF OF REGISTRATION

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

| | |
|-----------------------|------|
| STATE: Connecticut | |
| COUNTY: Tolland | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER | DATE |

1. NAME

COMMON:
Williams (Rev. Eleazar) House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
Located on the east side of Storrs Rd (Rte. 195) just south of intersection with Dodds Rd.

CITY OR TOWN:
Mansfield Center

STATE: Connecticut CODE: 09 COUNTY: Tolland CODE: 013

3. CLASSIFICATION

| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
|---|--|---|--|
| <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress |
| PRESENT USE (Check One or More as Appropriate) | | | |
| <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum | <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____ _____ _____ |

4. OWNER OF PROPERTY

OWNER'S NAME:
Mrs. Priscilla Pike

STREET AND NUMBER:
31 Farmstead Road

CITY OR TOWN: Storrs STATE: Connecticut CODE: 09

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Town Hall

STREET AND NUMBER:
Rte 89

CITY OR TOWN: Mansfield Center STATE: Connecticut CODE: 09

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Connecticut Historic Structures and Landmarks Survey

DATE OF SURVEY: 1966 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Connecticut Historical Commission

STREET AND NUMBER:
75 Elm Street

CITY OR TOWN: Hartford STATE: Connecticut CODE: 09

SEE INSTRUCTIONS

| | | | |
|-----------------------|--------------------|--------------|------|
| STATE: Connecticut | COUNTY: Tolland | ENTRY NUMBER | DATE |
| FOR NPS USE ONLY | | | |

7. DESCRIPTION

| | | | | | | |
|-----------|---|------------------------------------|---|--|--------------------------------|------------------------------------|
| CONDITION | (Check One) | | | | | |
| | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Fair | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Ruins | <input type="checkbox"/> Unexposed |
| | (Check One) | | | (Check One) | | |
| | <input checked="" type="checkbox"/> Altered | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Moved | <input type="checkbox"/> Original Site | | |

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

This house is located on the northeastern side of Storrs Rd. at the northern end of the Mansfield Center Historic District. Construction of the building was originally started by Samuel Fuller, the Town Surveyor, on Home Lot No. 7 which was purchased in December 1709. In June, 1710 the Town purchased the partly finished house and lot for L32 and authorized an additional L60 for its completion as a home for the first minister, Reverend Eleazar Williams. The original construction of this period may be observed in the South Chamber where the chamfered summer beam is exposed.

Between 1750 and 1775 the house was completely remodeled into a two-chimney center hall mansion, typical of the Boston area. The panelling of this period has survived in the North Parlor and North Chamber. The front of the house, except for the outside porch, is also perfectly preserved from this same period. The original clapboards with heavy bead nailed directly to the studs are still on the front. The house was changed from a saltbox to a simple gabled roof about 1800, and in 1853 the great brick chimneys of 1760 were demolished.

SEE INSTRUCTIONS

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian; 16th Century; 18th Century; 20th Century
 15th Century; 17th Century; 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1710

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

This house is significant because of its association with Reverend Eleazar Williams who was first minister of the Congregational Church and because of its interest as a model for the study of a structures change through two centuries.

Eleazar Williams was the son of the Reverend John Williams of Deerfield, Mass. He was studying at Harvard and was the only member of the family who was not at home on the night of the French and Indian massacre, February 20, 1704. His father and five children were taken to Canada as prisoners. Two other children and a servant were killed on the doorstep of the family home. Mrs. Williams was killed two days later in Greenfield, Mass. The youngest daughter, Eunice, after years of captivity, married an Indian. Eleazar served as minister in Mansfield Center from 1710 - 1745.

The late Elmer D. Keith¹ considered this to be one of the most interesting houses in Connecticut from an architectural point of view. His comments are quoted: "Few houses show the alterations of a family of means generation after generation more clearly than does this which served as the parsonage for about seventy-five years when the clergy were not only the most learned, but the most affluent members of the community."

Elmer D. Keith was an antiquarian with a strong interest in architectural history. He was well known in Connecticut among those interested in restoration and museum work, and in the 1940 's he was in charge of federally sponsored architectural survey work (WPA?) in the state.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Inventory Form from the Connecticut Historic Structures and Landmarks Survey. Compiled by Victor J. Scottron, Professor of Civil Engineering at the University of Connecticut. December, 1966.

Report of the Historic District Study Committee for the Proposed Historic District in Mansfield Center, Connecticut. April, 1968.

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | | | |
|--|----------|---------|---------|---------|---|---------|---------|---------|---------|
| CORNER | LATITUDE | | | | LONGITUDE | | | | |
| | Degrees | Minutes | Seconds | Degrees | Minutes | Seconds | Degrees | Minutes | Seconds |
| NW | ° | ' | " | ° | ' | " | 41° | 46' | 00" |
| NE | ° | ' | " | ° | ' | " | 72° | 12' | 00" |
| SE | ° | ' | " | ° | ' | " | | | |
| SW | ° | ' | " | ° | ' | " | | | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1 Acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE: | CODE | COUNTY | CODE |
|--------|------|--------|------|
| | | | |
| | | | |
| | | | |
| | | | |

11. FORM PREPARED BY

NAME AND TITLE:
Constance Luyster, Administrative Trainee

ORGANIZATION: Connecticut Historical Commission DATE: October 27, 1970

STREET AND NUMBER:
75 Elm Street

CITY OR TOWN: Hartford STATE: Connecticut CODE: 09

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name [Signature]

Title State Liaison Officer and Chairman Connecticut Historical Commission

Date October 27, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

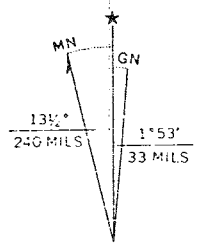
Keeper of The National Register

Date _____

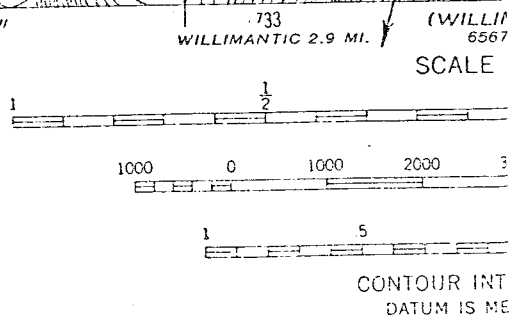
SEE INSTRUCTIONS



Published by the Geological Survey
 Connecticut Geodetic Survey
 Surveys 1943. Revised 1953
 7 North American datum
 Connecticut coordinate system
 Areas subject to inundation
 Transverse Mercator grid ticks,



UTM GRID AND 1954 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



THIS MAP COMPLIES WITH NATIONAL MAP ACT
 FOR SALE BY U. S. GEOLOGICAL SURVEY
 A FOLDER DESCRIBING TOPOGRAPHIC MAP

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

| | |
|-----------------------|------|
| STATE: Connecticut | |
| COUNTY: Tolland | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER | DATE |
| | |

SEE INSTRUCTIONS

1. NAME

COMMON:
Mansfield Center Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:
Mansfield

STATE: Connecticut CODE: 09 COUNTY: Tolland CODE: 013

3. CLASSIFICATION

| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
|--|---|--|---|
| <input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Other | <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both | Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress |
| PRESENT USE (Check One or More as Appropriate) | | | |
| <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum | <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____ |
| Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No | | | |

4. OWNER OF PROPERTY

OWNER'S NAME:
Current list of property owners not available

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Mansfield Town Hall

STREET AND NUMBER:

CITY OR TOWN: STATE: Connecticut CODE: 09

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Connecticut Historic Structures and Landmarks Survey

DATE OF SURVEY: 1966 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Connecticut Historical Commission

STREET AND NUMBER:
511 Pratt Street

CITY OR TOWN: STATE: Connecticut CODE: 09

STATE: _____

COUNTY: _____

ENTRY NUMBER: _____

DATE: _____

FOR NPS USE ONLY

7. DESCRIPTION

| | | | | | | |
|-----------|---|--|--------------------------------|---|--------------------------------|------------------------------------|
| CONDITION | (Check One) | | | | | |
| | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Ruins | <input type="checkbox"/> Unexposed |
| | (Check One) | | | (Check One) | | |
| | <input checked="" type="checkbox"/> Altered | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Moved | <input checked="" type="checkbox"/> Original Site | | |

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

As only one section of the town of Mansfield, the Mansfield Center Historic District realizes a still existent pre-industrial rural village. There are many areas of the town: Gurleyville, Eagleville, Mansfield City, Mansfield Depot, Mansfield Hollow, Mount Hope, Spring Hill, and Mansfield Center are the most familiar. The largest and best known is Storrs, where the state university sprawls over 2850 acres and has an enrollment of more than 20,000 students.

The first settlement in Mansfield, in about 1692, was at Mansfield Center, in a quiet valley south of the university. A highway eight rods wide was laid out and the land on either side was divided into twenty-one house lots. With each house lot came the right to 1000 acres in outlying parts of town. Gradually the woods were cut for building and on the clear land crops were grown and cattle pastured. As the outlying land was used, highways were built, resulting in a road pattern resembling spokes from a hub.

The district today remains essentially the same village it was in the 18th and 19th centuries. There is a general store, a library, the town hall, the Congregational Church, and an elementary school in the vicinity. The well-kept houses of Colonial, Federal, and Greek Revival styles are obviously cared for by conscientious owners. Of large proportions with some detail and ornamentation, the homes give evidence of the wealth derived from local agriculture and commercial activity in neighboring towns.

As industry became the major force in the development of towns in the mid-19th century, mills and manufacturing sprang up on the rivers surrounding Mansfield Center, in Willimantic and Stafford Springs. Some of the Center's finest homes were built in this time by Colonel Edwin Fitch for the men who had been successful at business. Since late in that century there has been at least one store, but other commercial establishments have not threatened the character of the Center until recent years when the population of the town of Mansfield has exceeded 12,000.

The architectural characteristics of the area provide a sense of identity for the contemporary district with village life of the 18th and 19th centuries. There is a great sense of unity among the residents. Many are professors at the university; all are people who take great pride in their homes and their community. There is much interest in the preservation of the Center as an unspoiled rural village.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input checked="" type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The way in which Mansfield has developed during the past two and a half centuries accounts for the historical and aesthetic quality still evident in the village of Mansfield Center. The Historic District extends over the area of original settlement and includes twenty-six homes as well as the library, general store, town hall, and Congregational Church.

One of the most impressive parts of the District is north of the church. Here is located the oldest house in town (c. 1710), a very large Greek Revival residence, five 18th century houses, several early 19th century and Greek Revival structures, and the library.

The Williams House (1710). Probably the oldest in Mansfield, this house was the home of Reverend Eleazer Williams, who served as the first minister of the church there for thirty-two years (1710-1742). He was the son of the Reverend John Williams of Deerfield, Mass. Eleazer, studying at Harvard, was the only member of his family who was not at home on the night of the French and Indian massacre, February 20, 1704. His father and five children were taken to Canada as prisoners. Two other children and a servant were killed on the doorstep of the family's home and Mrs. Williams was killed in Greenfield, Mass., two days later. The youngest child, Eunice, married an Indian after years of captivity.

After Reverend Eleazer Williams' death, his daughter Mary married the Reverend Richard Salter, who came as the second pastor in 1743 and served the church until his death in 1787.

Between 1750 and 1775 the house was changed to a two-chimney, center-hall house, typical of the Boston area. The superb paneling of this period has survived in the north parlor and north chamber.

The late Elmer D. Keith considered this to be one of the most architecturally interesting houses in Connecticut. His comments are: "Few houses show the alterations of a family of means generation after generation more clearly than does this which served as the parsonage for about 75 years in the days when the clergy were not only the most learned, but the most affluent members of the community."

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

| | | |
|------------------|-------------|------|
| STATE | Connecticut | |
| COUNTY | Tolland | |
| FOR NPS USE ONLY | | |
| ENTRY NUMBER | | DATE |
| | | |

(Number all entries)

#8 (1)

2

Construction of the house was started by Samuel Fuller, the Town Surveyor, on Home Lot No. 7, which was purchased in December, 1709. In June, 1710, the Town purchased the partly finished house and lot for £32 and authorized an additional £60 for its completion as a home for the first minister. The original construction of this period may be observed in the south chamber where the chamfered summer beam is exposed. The original clapboards with heavy bead nailed directly to the studs are still on the front.

The house was placed on the National Register of Historic Places, March, 1971.

The Fitch Mansion (1836). This is the largest and most impressive house in the Historic District. It was built in 1836 by Mansfield's most famous master builder, Colonel Edwin Fitch. Situated on the west side of Storrs Road, immediately north of the library, the house is surrounded by a tract of some sixty acres.

This house was a strong-willed man's response to his prospective father-in-law's demand that he provide a house before he could marry his daughter. In 1835, Fitch, only twenty-three years old, bought 1½ acres on which to build the most elaborate house in the Center. Massive Ionic columns support a pedimented portico across the front of the house while the door is framed with intricate moulding. In so small a village people naturally talked about a poor young man building such a pretentious house; it was dubbed "Fitch's Folly". Some years later Fitch built and moved to a more modest though still imposing house on Centre Street.

Since the main structure was built it has been enlarged, attractive outbuildings have been added, and the estate has been well-landscaped. "Fitch's Folly" has become the Center's Pride. It is presently owned by Mrs. Kenneth Kinney.

The First Church of Christ (Congregational) was established in 1710. It was the first church in Mansfield and perhaps in Tolland County. In 1753 a second, larger church was built. The present building was built in 1866 after a fire had destroyed the previous structure. It is said to have been built by Ralph Chappell, one of Fitch's apprentices.

Mansfield Center Library (1923). The Library stands on the site of the old school house, just across Brown's Road from the Church. It is a one-story brick and stone building in the style of the Georgian Revival which sits on a rise above and faces out on Storrs Road (Rt. 195).

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

| | |
|----------------------|------|
| STATE Connecticut | |
| COUNTY Tolland | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER | DATE |
| | |

(Number all entries)

1

2. Location

The Mansfield Center Historic District includes the properties on each side of Route 195 from the intersection with Chaffeeville Road on the northwest to the intersection with Center Road on the south. The east boundary follows the rear property line of the properties fronting on Route 195, just north of Warrentown Road, Center Street, and the southwest shore of Echo Lake. The west boundary follows the rear property lines of the properties fronting on Route 195.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Crofut, F.S.M. Guide to the History and the Historic Sites of Connecticut
 Vol. II (New Haven: Yale University Press), 1937.

Report of the Historic District Study Committee for the
 Proposed Historic District in Mansfield Center, Connecticut,
 (April, 1968).

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | | |
|--|----------|---------|---|---------|---------|---------|
| CORNER | LATITUDE | | LONGITUDE | | | |
| | Degrees | Minutes | Seconds | Degrees | Minutes | Seconds |
| NW | 41° | 46' | 29" | 72° | 12' | 23" |
| NE | 41° | 46' | 29" | 72° | 11' | 27" |
| SE | 41° | 45' | 45" | 72° | 11' | 27" |
| SW | 41° | 45' | 45" | 72° | 12' | 23" |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 200

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE: | CODE | COUNTY | CODE |
|--------|------|--------|------|
| | | | |
| | | | |
| | | | |
| | | | |

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Susan Babbitt, Administrative Trainee

ORGANIZATION: Connecticut Historical Commission

DATE: January 3, 1972

STREET AND NUMBER: 54 Pratt Street

CITY OR TOWN: Hartford

STATE: Connecticut

CODE: 09

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: State Liaison Officer

Date: _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

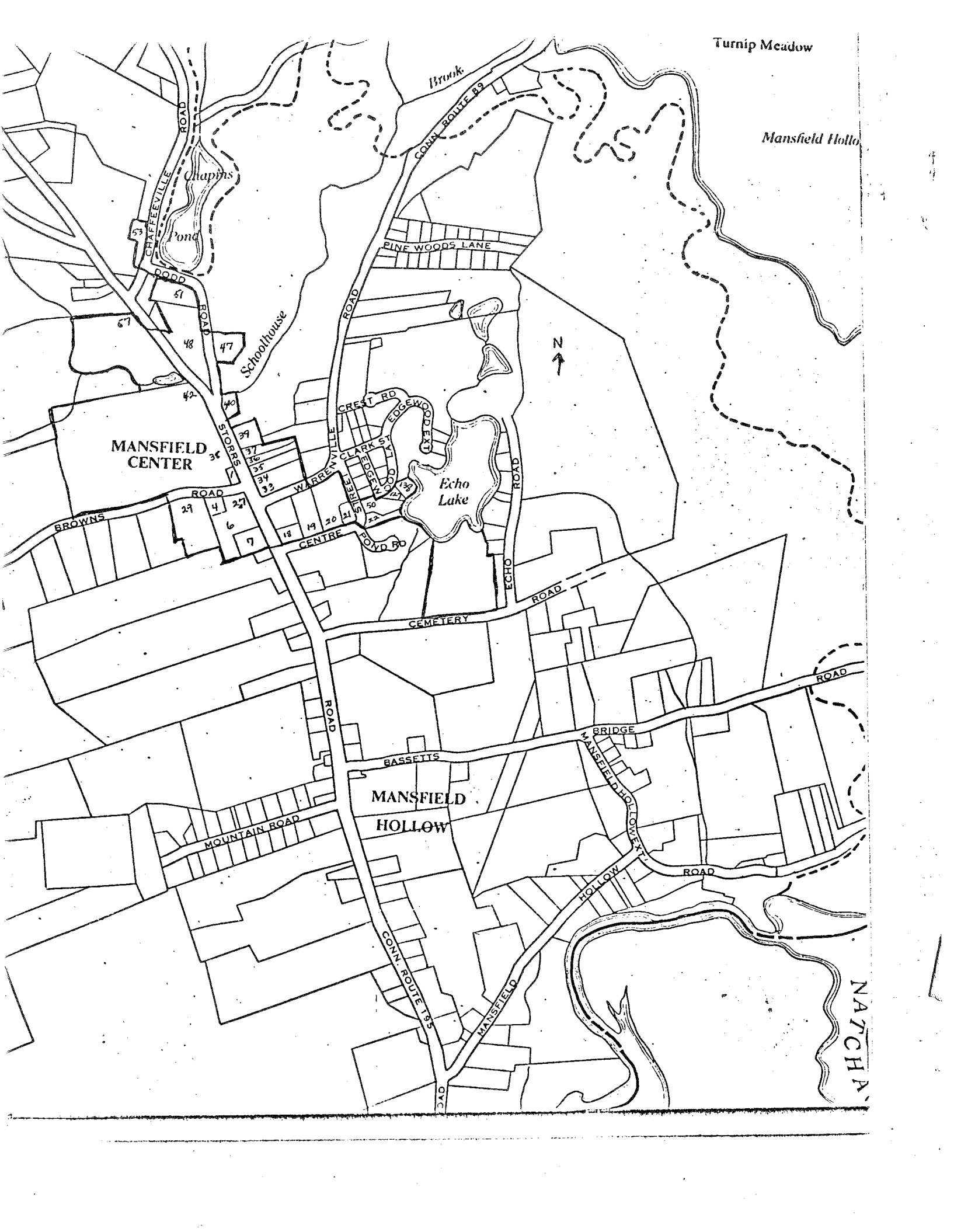
 Chief, Office of Archeology and Historic Preservation

Date: _____

ATTEST:

 Keeper of The National Register

Date: _____



Turnip Meadow

Mansfield Hollow

MANSFIELD CENTER

Echo Lake

MANSFIELD HOLLOW

NATCHA



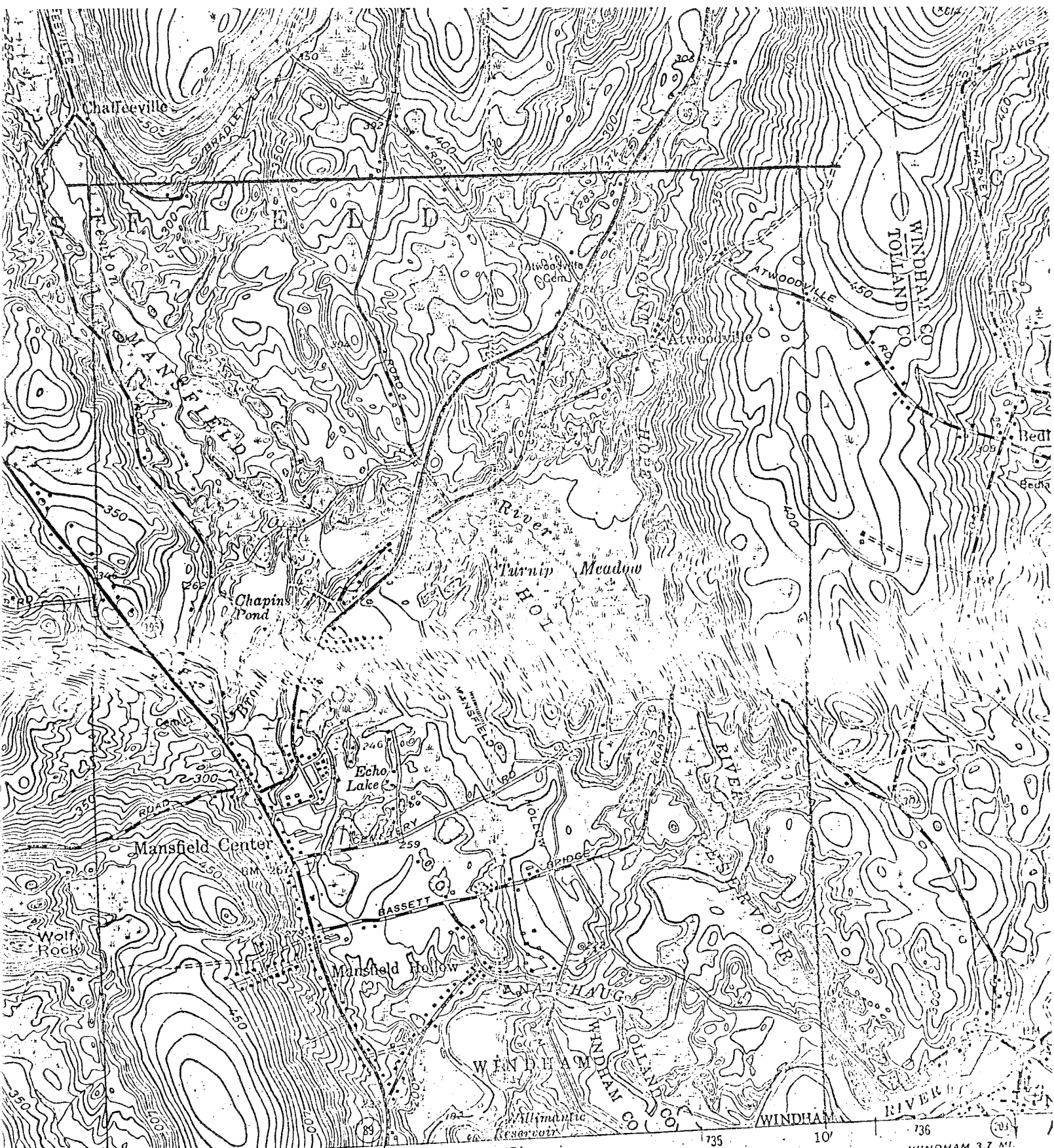
**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

| | |
|----------------------|------|
| STATE Connecticut | |
| COUNTY Tolland | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER | DATE |
| | |

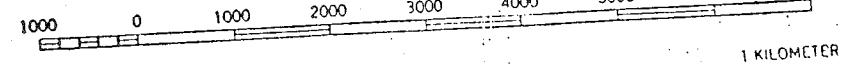
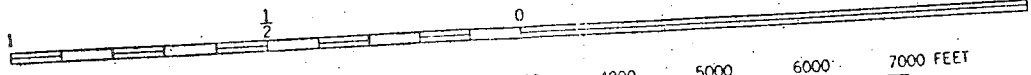
SEE INSTRUCTIONS

| | | | |
|--|------------|--------------------|-------------|
| 1. NAME | | | |
| COMMON: Mansfield Center Historic District | | | |
| AND/OR HISTORIC: | | | |
| 2. LOCATION | | | |
| STREET AND NUMBER: | | | |
| CITY OR TOWN: Mansfield | | | |
| STATE: Connecticut | CODE 09 | COUNTY: Tolland | CODE 013 |
| 3. MAP REFERENCE | | | |
| SOURCE: USGS: Spring Hill Quadrangle | | | |
| SCALE: 1:24,000 | | | |
| DATE: 1953 | | | |
| 4. REQUIREMENTS | | | |
| TO BE INCLUDED ON ALL MAPS | | | |
| 1. Property boundaries where required. | | | |
| 2. North arrow. | | | |
| 3. Latitude and longitude reference. | | | |



(WILLIMANTIC)
6567 II NW

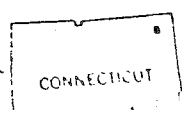
SCALE 1:24 000



CONTOUR INTERVAL 10 FEET

1 MILE
Mansfield Center
Historic Distri

Spring Hill
Quadrangle



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

| |
|------------------|
| FOR NPS USE ONLY |
| RECEIVED |
| DATE ENTERED |

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Mansfield Hollow National Register District
AND/OR COMMON

2 LOCATION

STREET & NUMBER 86-127 Mansfield Hollow Road
CITY, TOWN Mansfield VICINITY OF
STATE Connecticut CODE 09 COUNTY Tolland CODE 013
CONGRESSIONAL DISTRICT 2nd - Christopher J. Dodd

3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|--|---|--|--|
| <input checked="" type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> OCCUPIED | <input checked="" type="checkbox"/> AGRICULTURE |
| <input type="checkbox"/> BUILDING(S) | <input type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED | <input type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> STRUCTURE | <input checked="" type="checkbox"/> BOTH | <input type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> EDUCATIONAL |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> ENTERTAINMENT |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT |
| | <input type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL |
| | | <input type="checkbox"/> NO | <input type="checkbox"/> MILITARY |
| | | | <input checked="" type="checkbox"/> OTHER: storage |

4 OWNER OF PROPERTY

NAME Multiple Ownership
STREET & NUMBER
CITY, TOWN VICINITY OF STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Mansfield Town Clerk
STREET & NUMBER 954 Storrs Road
CITY, TOWN Storrs STATE CT

6 REPRESENTATION IN EXISTING SURVEYS

TITLE New England: An Inventory of Historic Engineering and Industrial Sites Historic American Engineering Record (stone mill)
DATE 1974 FEDERAL STATE COUNTY LOCAL
DEPOSITORY FOR SURVEY RECORDS Library of Congress
CITY, TOWN Washington STATE DC

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Mansfield Hollow Historic District
Mansfield, CT

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

List of Owners from Mansfield Assessor's Records, November 1978. Lot numbers from Assessor's Map 40.

| Lot & Address | Owner & Address | Importance |
|---|---|-----------------------|
| Lot 104 89 Mansfield Hollow Road | Stadler, Althea D. 500 South Pine Arlington Heights, Illinois | Critical |
| Lot 105 93 Mansfield Hollow Road | Apanashk, Gregory C. & Mary Anne 93 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical |
| Lot 166 95 Mansfield Hollow Road | Bruce, Audrey 95 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical |
| Lot 106 97 Mansfield Hollow Road | Bent, Gary D. & Anne Tidwell 410 Barrett Drive Newburgh, NY 12550 | Critical |
| Lot 114 103 Mansfield Hollow Road | Moran, Thomas I. & Antonia C. 103 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical |
| Lot 107 111 & 117 Mansfield Hollow Road | DeBoer, Carl & Margaret 512 Storrs Road Mansfield Center, CT 06250 | Critical; both houses |
| Lot 115 (part) 127 Mansfield Hollow Road | Gill, Joseph & Emma 127 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical; barn |
| Lot 111 86 Mansfield Hollow Road | Bailey, Dennis R. & Sandra A. 86 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical |
| Lot 112 88 Mansfield Hollow Road | Hall, David D. 88 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Mansfield Hollow National Register District
Mansfield, CT

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 2

| | | |
|--------------------------------------|---|-------------|
| Lot 113 90 Mansfield Hollow Road | Prewitt, Charles W. & Virginia S. 98 Mansfield Hollow Road Mansfield Center, CT 06250 | Noncritical |
| Lot 137 98 Mansfield Hollow Road | Prewitt, Charles W. & Virginia S. 98 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical |
| Lot 167 100 Mansfield Hollow Road | Butler, Francelia M. 100 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical |
| Lot 144 110 Mansfield Hollow Road | Johnson, Pedro & Linda 110 Mansfield Hollow Road Mansfield Center, CT 06250 | Critical |
| Lot 116 114 Mansfield Hollow Road | State of Connecticut University of Connecticut Storrs, CT 06268 | Critical |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Mansfield Hollow National Register District
Mansfield, CT

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 3

Existing Surveys:

Eastern Connecticut's Textile Heritage (Mill)

1976 - State

Connecticut Department of Environmental Protection
Hartford, CT

State Register of Historic Places (as a local district)

1977 - State

Connecticut Historical Commission
Hartford, CT

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|--|---|---|---|
| <input type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input checked="" type="checkbox"/> FAIR | <input checked="" type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Mansfield Hollow is a small neighborhood of early 19th-century houses and nearby, a stone textile mill. About a dozen houses are clustered around the intersection of Mansfield Hollow Road and Mansfield Hollow Road Extension, and the modal style is Greek Revival. There is a rural feel to the settlement, as two families have pastures and horses, another lot is hayed, and others have small barns, sheds, and gardens. Most of the houses and the mill are moderately well-preserved: modern roofing and sidings are found, but most buildings retain their form, fenestration, and important decorative details. There is one modern ranch house within the group, but it is inobtrusive and detracts less from the district's historical integrity than the three greatly altered buildings at 86, 111 and 117 Mansfield Hollow Road. Although these three contribute little to the architectural value of the area, they are important for their historical associations.

Visually dominating the little village is the stone mill (Fig. 1) built in 1882 by the National Thread Company. Known locally as Kirby's Mill, it is located at a point on the Natchaug River (114 Mansfield Hollow Road) previously occupied by a silk mill and several smaller mills and shops. The mill is rectangular in plan 155 by 52 feet, two stories tall with a high basement and low attic story, and its walls are a random ashlar of gneiss quarried from the river banks. The only decorative features are round-arched windows lighting the attic in the gables at each end, exposed rafter ends, and a suggestion of quoins. At the midpoint on the east side is a tower with loading doors at each story in front and large round-arched windows on the sides; originally little higher than the main roof, it was later raised to its present height (about 75') and fitted with clock faces on four sides. The clock has been removed, as has a tall mast and weathervane which until recently surmounted the tower's flat hipped roof. Immediately adjacent to the mill is a smaller building of similar stone, probably the wash and bleach house. The mill used 14' of head and developed 60 hp in good months. Steam provided auxiliary power. Little visible remains of the dam or headrace, the latter having been filled in a few years ago. Adjacent to the race was a wheelpit with a horizontal-shaft turbine about 5' in diameter, probably part of a saw and grist mill which shared the water privilege. Besides the bulldozing of the race, other changes made by the State of Connecticut, which owns the building and uses it for storage, include blocking the mill's basement windows with cinderblocks and removing some wooden sheds.

Across the road from the mill is a house (117 Mansfield Hollow Road) built in 1840 or 1841 by Edwin Fitch for Zalmon Storrs, owner of the first silk mill in the Hollow. The 2½-story, clapboarded, gable-roofed building had until several years ago two pilastered entrances near the ends of its main facade, a central chimney, and small-pane windows. The building has been completely remodelled, with a recessed central entrance, three-bay facade, new smaller windows, and a simplified cornice. Almost identical is its neighbor, #111, which originally had a five-bay facade, two chimneys near the ends, panelled pilasters, and an entrance portico with fluted columns. It is not known exactly when this formerly Greek Revival house was built. Both structures served at one time as boardinghouses for the mill and both are now apartment houses.

Next to the mill, at 110 Mansfield Hollow Road, is a small 1½-story building with its gable end facing the road and its entrance on the east side (Fig. 2). There are no decorative features other than a partial return of the molded cornice. The house is believed to have been built around 1840. Located on a slope, it has a basement story of rough-cut stone with alternating wide and narrow courses. Windows retain their original six-over-six sash.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

Mansfield Hollow National Register District
Mansfield, CT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

The Fearing Swift House, 103 Mansfield Hollow Road, is a 2½-story, gable-roofed dwelling built around 1815 (Fig. 3). The exterior is clapboarded and the roof has been redone with cedar shingles. Alterations include an enclosed porch on the west side, replaced sash, and a smaller, rebuilt central stack. The nine-window main facade is distinguished principally by the front entranceway. The transomed door is framed by a series of moldings, above which floats a two-part cornice, each stage consisting of a row of dentils and a pair of cyma moldings. There is a single band of dentils along the main cornice. To the rear is a one-room stone ell, and a small mid-19th-century barn behind the house. In the cellar of the barn are the remains of a fireplace or forge built into one corner. The interior of the house includes a simple Federal pilastered mantel in the west front room (Fig. 10), a kitchen with fireplace and oven and a dado of wide horizontal boards, and throughout, wide-board chestnut floors.

Across the road is the George Swift House, 100 Mansfield Hollow Road, a 1½-story, gable-roofed dwelling built around 1804. Although originally clapboarded, it now has a wood-shingled exterior (Fig. 4). Its four-bay main facade has the transomed entrance left of center. This asymmetry may be due to the house's orientation being changed about 1840, when the road which ran behind the house was shifted to its present position. The rear of the house is considerably altered, with a full-length dormer and second-story porch. The original kitchen is now the front room. Interior features include chestnut and oak floors and four fireplaces, two with baking ovens.

Next door at 98 Mansfield Hollow Road is the house said to have been built for Marcus Monroe Johnson between 1839 and 1845 (Fig. 4). It is 2½ stories tall and like its neighbor has its ridge parallel to the road. The main entrance is somewhat off center, with two windows on each level on the north side and three to the south. The exterior is clapboarded and windows retain their six-over-six sash. Exterior Greek Revival features include a full cornice return across the gable ends, panelled corner pilasters with dentils in the necking, and the doorway with pilasters and dentillated entablature. The interior is plain but shows an interesting plan. The house has a central hall with a staircase, but also a center chimney. As there is no evidence of original fireplaces or hearthstone supports, it is supposed that the house was built with stoves in mind. The central stack has a brick oven built into it in the kitchen. Floors are of pine boards.

On the opposite corner, 95 Mansfield Hollow Road, is another 2½-story Greek Revival-detailed house of about the same period (Fig. 5). The facade facing Mansfield Hollow Road Extension is five bays wide; its central side-lighted entrance has plain pilasters and a simple entablature. The gable end facing Mansfield Hollow Road also has a pilastered entrance, full cornice return, and in the gable a semi-elliptical window now missing its original sash. The exterior is covered with asbestos shingles. Both the main house and a one-story ell have original central brick chimneys and six-over-six windows.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

| |
|------------------|
| FOR NPS USE ONLY |
| RECEIVED |
| DATE ENTERED |

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Mansfield Hollow National Register District
Mansfield, CT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

East of the intersection of the two road at 97 Mansfield Hollow Road is another house attributed to Edwin Fitch and probaby built in the 1840's. It is 1½ stories high, L-shaped in plan, with its gable end facing the street (Fig. 6). The exterior is clapboarded, except for the gable which is covered with flush boarding; within is a rectangular window with fluted frame. The main entrance is offset to the right and has a flat-roofed portico with fluted Doric columns. Plain corner pilasters support a simple, heavy entablature. The windows have their original six-over-six sash and, like the entrance in the ell, have molded frames and slightly projecting caps. Interior features include molded window treatment and small fireplaces with very simple mantels.

The small building at 93 Mansfield Hollow Road (background, Fig. 5) was formerly a store. The gable end and entrance of this 1½-story clapboarded building face the road, and there is a small added lean-to on the southwest side. A square false front or parapet which formerly concealed the roof was destroyed in the 1938 hurricane. The building is of uncertain age, but it is thought to date from mid-19th century. There is a small shed or barn in the rear.

The Jonathan Hinckley House, 89 Mansfield Hollow Road, was built in 1843, and tradition ascribes it to Fitch. The gable end of the 2½-story house faces the road (Fig. 8), and there is an entrance portico with square panelled columns. At the corners are corresponding panelled pilasters, and except for the flush-boarded gable, the exterior is clapboarded. There is a full return of the cornice across the front. The house has its original sash, and in the interior of the ell in the rear are a kitchen fireplace with oven and a cellar fireplace.

On the south side of Mansfield Hollow Road are a small ranch house, 90 Mansfield Hollow Road, and next to it, the Oliver Bingham House, 88 Mansfield Hollow Road. The latter was built around 1800 and is likely the oldest house in the district. The house (Fig. 7) is 2½ stories high, five bays wide, with clapboarded exterior. The nine-over-six windows are a restoration, as is the brick central stack which has been rebuilt to its original proportions. The exterior is very simple, with a doorframe of plain boards. Unlike the other attics inspected, the Bingham House reveals a roof framed with collarbeams; like the others, it incorporates a ridgepole. The interior of the house includes a number of original features (Fig. 10), including wide oak floors, floral stencilling (now repainted) in the parlor, five raised-panelled fireplace walls (one partially restored), and beaded-edged wainscotting in the rear rooms.

Close by is a narrow, 1½-story, gable-roofed house of uncertain age (Fig. 7) at 86 Mansfield Hollow Road. The entrance is on the southwest end; along the road are five windows and on the attic level, a dormer. The exterior is covered with wide aluminum clapboards. This lot was first set off from Bingham's land next door in 1869, when it was described as having a small barn where this house now stands. The house must date from about that year unless it was made over from the small barn, a possibility considering the unusual form of this dwelling.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Mansfield Hollow National Register District
Mansfield, CT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

Also included in the district is a large red barn that goes with the house at 127 Mansfield Hollow Road; the house is a modern brick ranch and not particularly visible, so it was not included within the boundary. The barn, however, sits upon a hill and is visually related to the rest of the Hollow. Built around 1900, it has vertical board siding and a square cupola atop its gable roof.

The boundary of the district was delineated on historical, architectural, and topographical lines. To the north is a steep ridge which isolates the Hollow from Mansfield Center, while to the south is the unbridged Natchaug River. Mansfield Hollow Road east of the district rises upward sharply, running past three modern houses which are visually and topographically removed from the Hollow, and then the road terminates in front of a large 1956 flood control dam. To the west along Mansfield Hollow Road are several modern Cape-style houses; they do not relate well to the houses in the district because they are set much further apart and further back from the road, as well as being distinctly modern in style.

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | | |
|---|--|---|---|--|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION | |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE | |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE | |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER | |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION | |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input checked="" type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) | |
| | | <input type="checkbox"/> INVENTION | | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Mansfield Hollow National Register District is of local historic significance because of its association with the industrialization of the town of Mansfield (Criterion A). The district is also of architectural importance as a coherent collection of simple early 19th-century dwellings (Criterion C).

Mansfield today has little or no industry, but in the 19th century, there were several small manufacturing enterprises along the Willimantic, Fenton, Mount Hope and Natchaug Rivers, producing powder, organ pipes, stockings, wool cloth, and silk and cotton thread, among other products. Typically, the mills were very small compared to most textile mills, were locally owned, and became the nuclei of neighborhoods which grew up around the mill and the one or two houses built for employees. Agriculture continued to play a role in these villages, as families and individuals combined farming with their manufacturing activities, as workers or entrepreneurs.

Mansfield Hollow is one of the best remaining examples of this pattern of small-scale industrialization. Not only are there the stone mill and the now unexposed turbine as evidence of the industrial past, but most of the houses were built for or later occupied by people who owned or worked in the various enterprises. Although only two of the buildings can be properly called mill housing, the usual pattern in the Hollow was for the leading mill owner or owners to buy most of the other houses to rent out to employees.

In the late 18th and early 19th centuries, there were a number of small water-powered mills along the Natchaug River, including fulling, saw, grist and oil mills. Early entrepreneurs whose residences have been preserved include George Swift (#100), Oliver Bingham (#88), and Fearing Swift (#103). At this time the area was known as Swift's Hollow or Swift's Mills, after Barzillai Swift who owned most of the water privileges, one of which he leased to Bingham. Swift's sons George and Fearing continued these enterprises and along with Bingham's son Jesse, became involved in silk manufacture. They may have had an interest in the silk mill which Zalmon Storrs built in 1838. Storrs's was the first mill of some size in the Hollow, and he built one of the boardinghouses across the road (#117). In the 1840's most of the property was bought up by Nathan Rixford, who lived in #100 and may have built #'s 95, 97, 98 and 111 as well. Rixford continued silk manufacture, aided by Jonathan Hinckley, a machine builder formerly involved in manufacturing in nearby Coventry, and Marcus Johnson, Rixford's supervisor. Hinckley and Johnson lived in #'s 87 and 98, respectively. Rixford fell on hard times, and Hinckley turned to full-time farming, but Johnson later appeared as the principal in the National Thread Company, which built the present mill in 1882 to finish cotton thread for market. The company was bought out by American Thread in 1899 and three years later, the building was sold to George J. Kirby, who made small brass items until some time after World War II.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Mansfield Hollow National Register District
Mansfield, CT

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 7

The architectural importance of the district is largely derived from the scale, spacing, and setting of the little village. The clustering of houses and the former store about the intersection of Mansfield Hollow Road and Mansfield Hollow Road Extension and the isolation of the district on three sides create a distinct sense of place. The sheds, barns pastures and gardens recall the settlement's rural past, just as the mill represents the small-scale industrialization of the Hollow.

If there is a theme to the Hollow's architecture, it is that of country classicism. The Fearing Swift House, #103, c. 1815, is the first departure from the plainness of the earlier houses, #'s 88 and 100. Its dentillated cornice and pilastered fireplace are typical Federal elements, but its double-dentillated entrance is a free interpretation whose precedent, if any, is unclear. The Greek Revival houses continue the theme and give the district its flavor. The Marcus Johnson House, #98, is a large house with a traditional shape but transformed with Greek Revival dentils, pilasters and cornice. Somewhat similar is #95; it also is on a corner, but it has two principal facades, one with the gable end to the street. The Hinckley House (#87) and the smaller #97 unequivocally have their main entrances in the gable end, and thus achieve a temple effect. These last two are somewhat more developed than the others, with their flush boarding and entrance porticoes.

The Hinckley House and #97 have been attributed to Edwin Fitch (1812-1875), a local builder. Fitch may also have built #110, as it is known he built the 1838 silk mill, and he built the house at 117 Mansfield Hollow Road, which has been stripped of its detail. These buildings are or were fairly plain, with a few Greek details added at entrances, corners, and cornices. Explanations for country simplicity often suggest that it derives from the limited knowledge and ability of local builders, yet with Fitch this was not the case: he is known to have built quite elaborate structures in nearby Mansfield Center, one with a large Ionic portico and another large, hipped-roof house. Rather, the plainness of the Hollow's buildings probably reflects the tastes of their first owners and their unwillingness to spend on their residences.

Most of the proposed district lies within or is being added to a local historic district with preservation provisions. The State is not subject to these controls, however, so the future of the mill is uncertain. Three houses, #'s 87, 111 and 117 were not included in the local district, despite their historical associations, because their fabric has been so altered. The preservation of the remainder of the village seems assured, conserving a good collection of buildings representative of the town's social and economic history.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Mansfield Hollow National Register District
Mansfield, CT

CONTINUATION SHEET

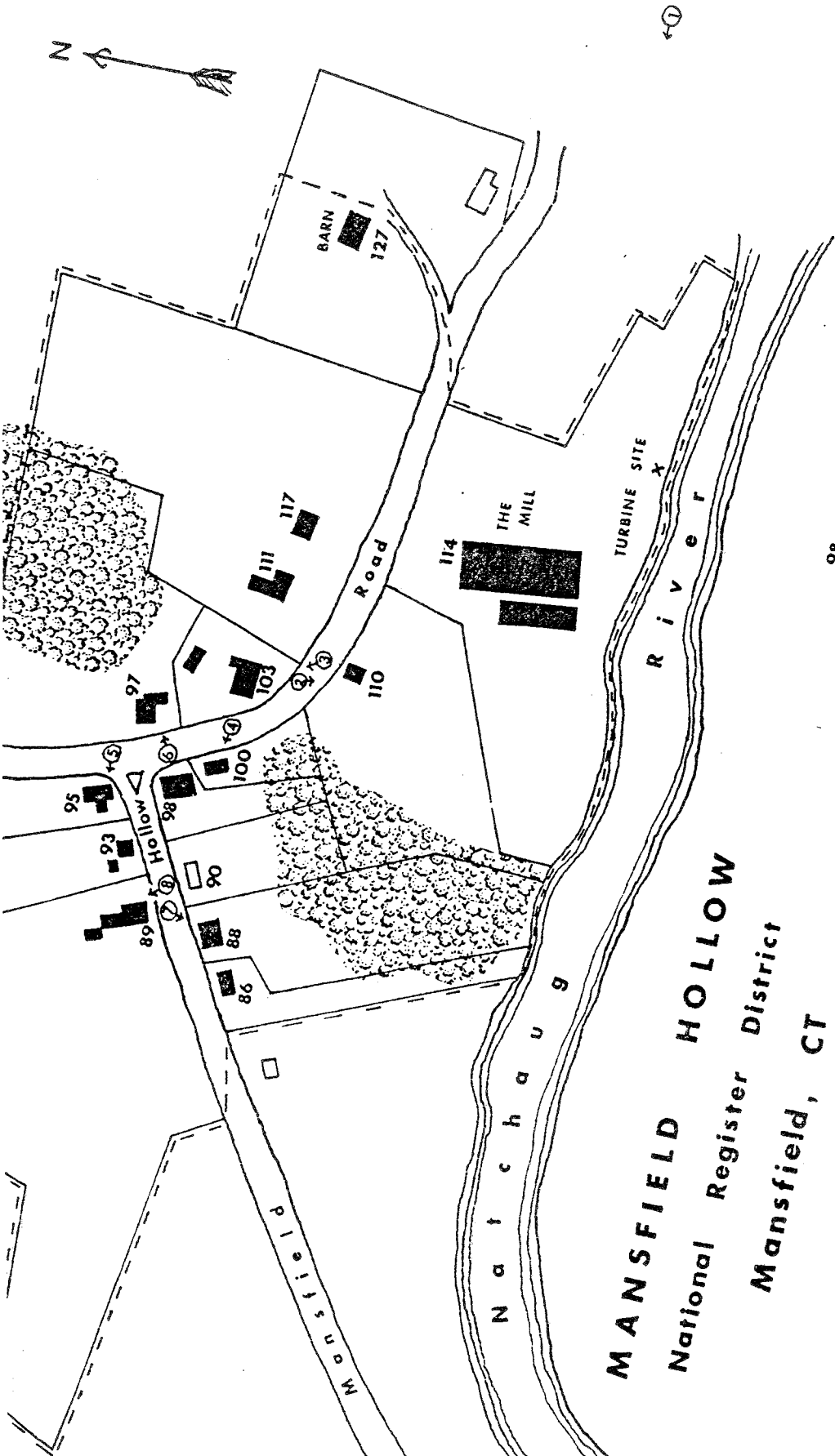
ITEM NUMBER 10 PAGE 8

UTM References (continued):

| | | |
|----------------------|----------------------|----------------------|
| E: 18/734130/4626410 | F: 18/734180/4626350 | G: 18/734200/4626330 |
| H: 18/734200/4626320 | I: 18/734090/4626270 | J: 18/733920/4626300 |
| K: 18/733840/4626400 | L: 18/733710/4626370 | M: 18/733720/4626410 |
| N: 18/733780/4626430 | O: 18/733710/4626500 | P: 18/733840/4626520 |
| Q: 18/733920/4626520 | | |

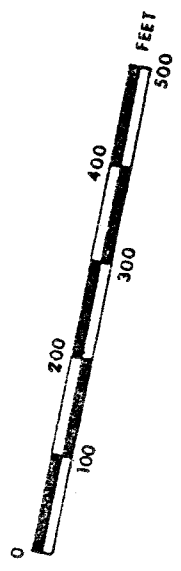
Verbal Boundary Description (continued):

property line of that lot, then easterly along the northern boundary of Lot 115 for 200'. It then runs in a straight line to the northern end of the driveway in front of the barn, running parallel to the western boundary of the lot. It then follows the driveway to Mansfield Hollow Road. It runs along the road a short distance westerly, and then follows along the eastern property line of Lot 116 to the Natchaug River. It follows the river in a westerly direction to the southwest corner of Lot 111, then runs northwesterly along the property line of that lot to Mansfield Hollow Road. It then runs southwest along the road about 100' and then follows the outline of Lot 104 until it encounters the northwest corner of Lot 105. It runs easterly along the northern boundaries of Lots 105 and 166, crosses Mansfield Hollow Road Extension, and continues along the northern boundaries of Lots 106 and 107 to the first point.



MANSFIELD HOLLOW
 National Register District
 Mansfield, CT

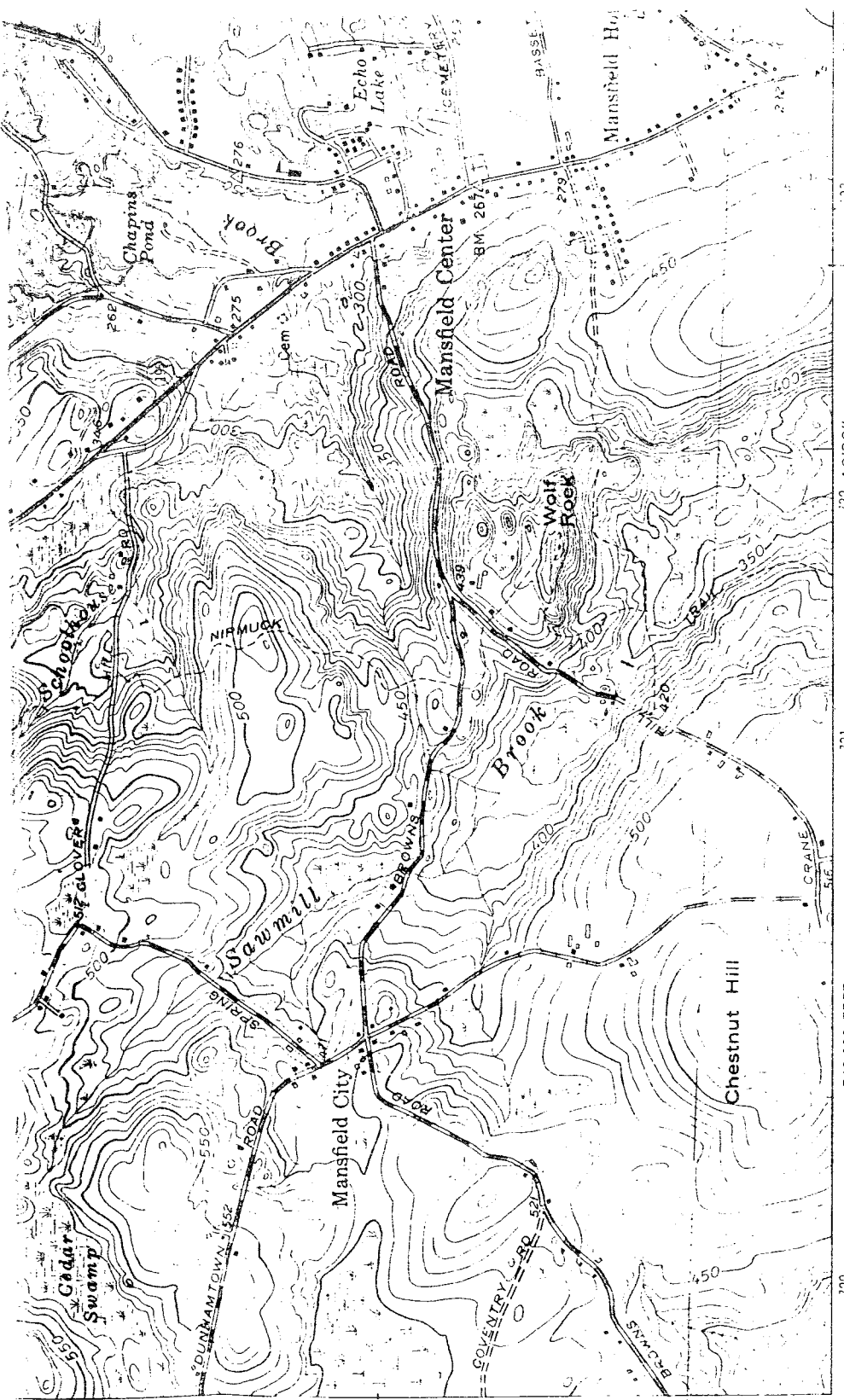
- 98 ■ Historic Buildings
- 90 □ Noncontributing Buildings
- ⓪ Photo Positions
- District Boundary



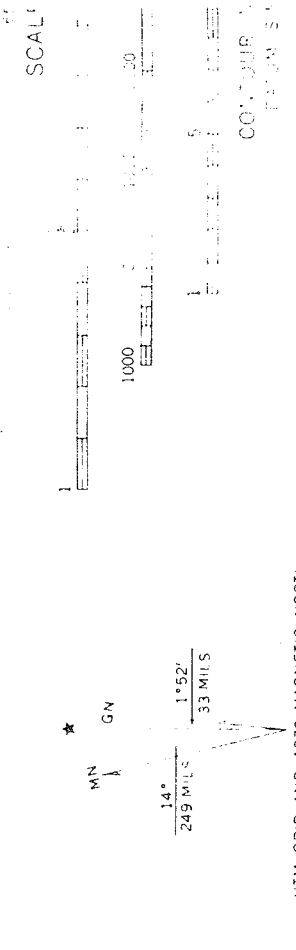
MANSFIELD HOLLOW
National Register District
Mansfield, CT

UTM References:

- A: 18/734080/4626560
- B: 18/734100/4626480
- C: 18/734160/4626500
- D: 18/734170/4626460
- E: 18/734130/4626410
- F: 18/734180/4626350
- G: 18/734200/4626330
- H: 18/734200/4626320
- I: 18/734090/4626270
- J: 18/733920/4626300
- K: 18/733840/4626400
- L: 18/733710/4626370
- M: 18/733720/4626410
- N: 18/733780/4626430
- O: 18/733800/4626500
- P: 18/733840/4626520
- Q: 18/733920/4626520

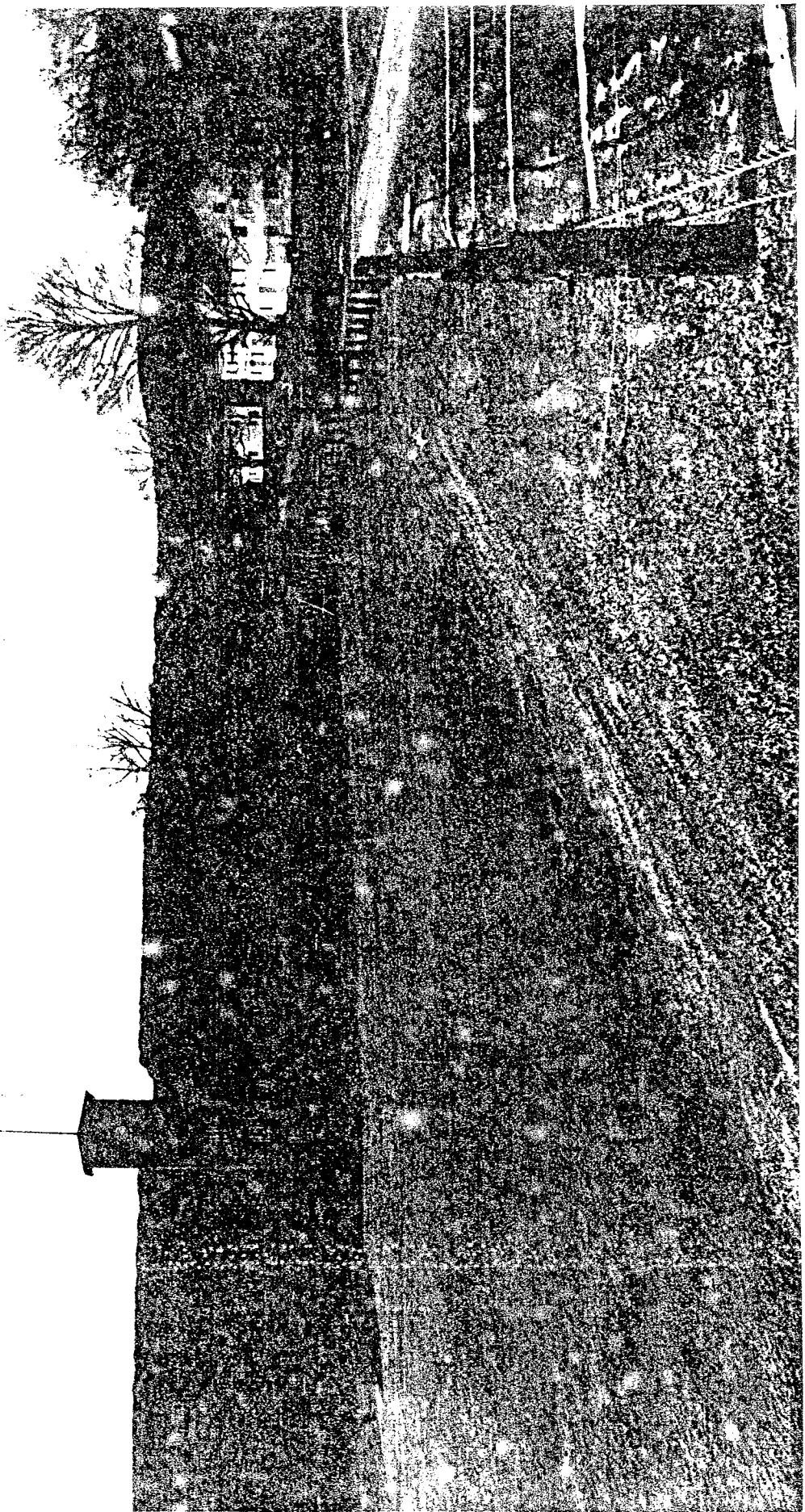


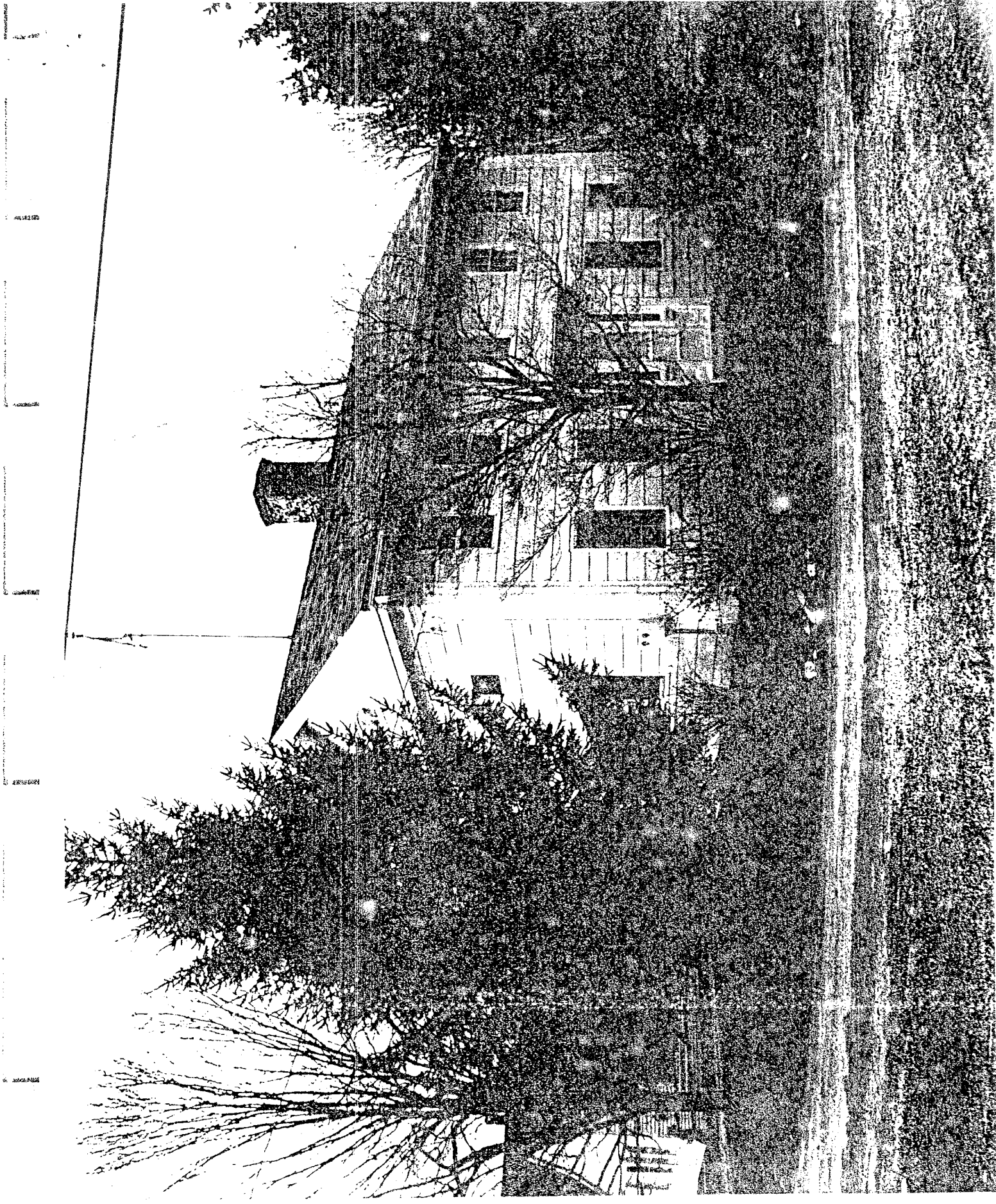
Mapped, edited, and published by the Geological Survey
 Control by USGS and Connecticut Geodetic Survey
 Topography by plane-table surveys 1943. Revised 1953
 Polyconic projection. 1927 North American datum
 10,000-foot grid based on Connecticut coordinate system
 1000-meter Universal Transverse Mercator grid ticks, zone 18,
 shown in blue
 Area covered by dashed light-blue pattern is subject
 to controlled inundation

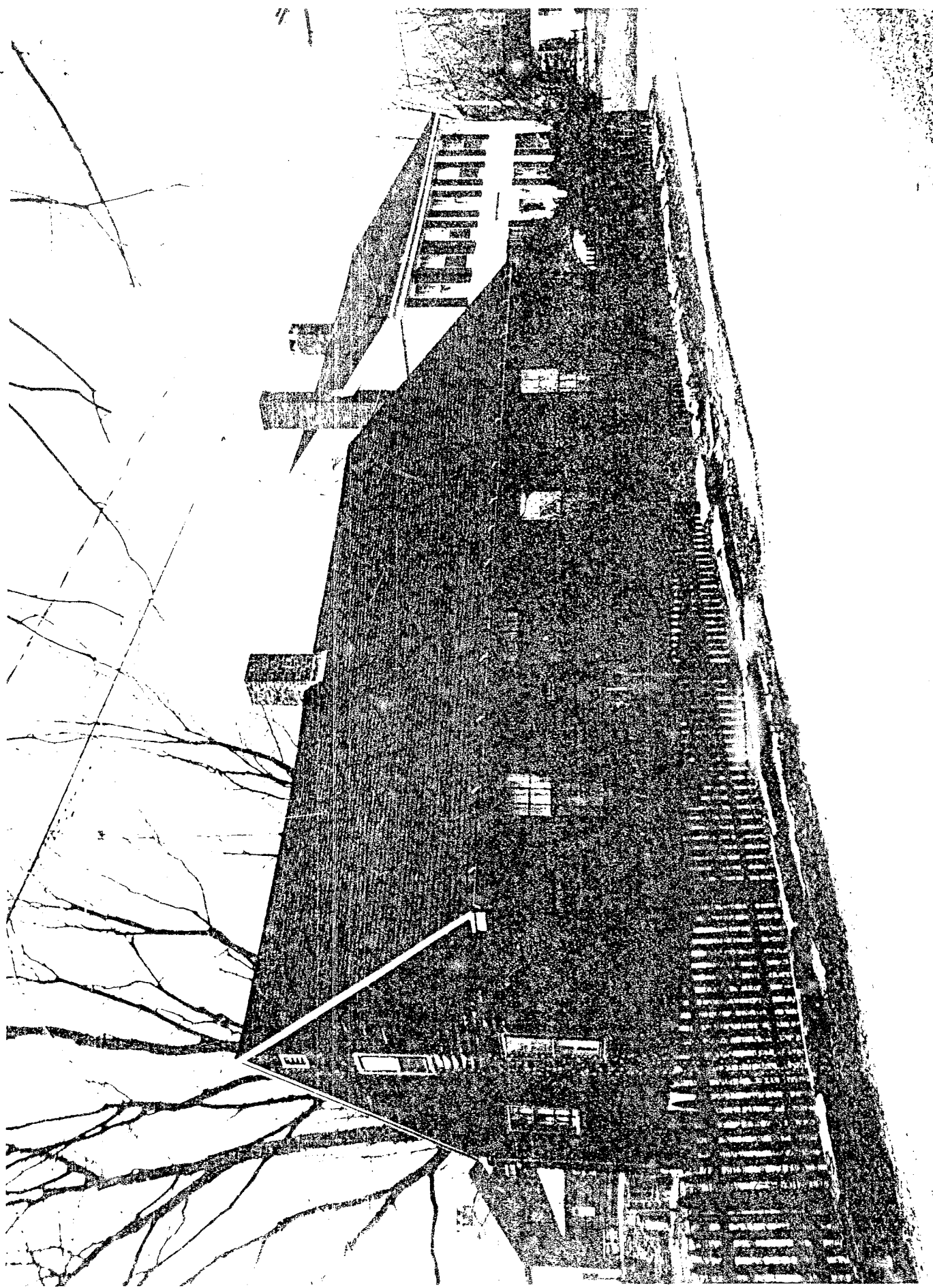


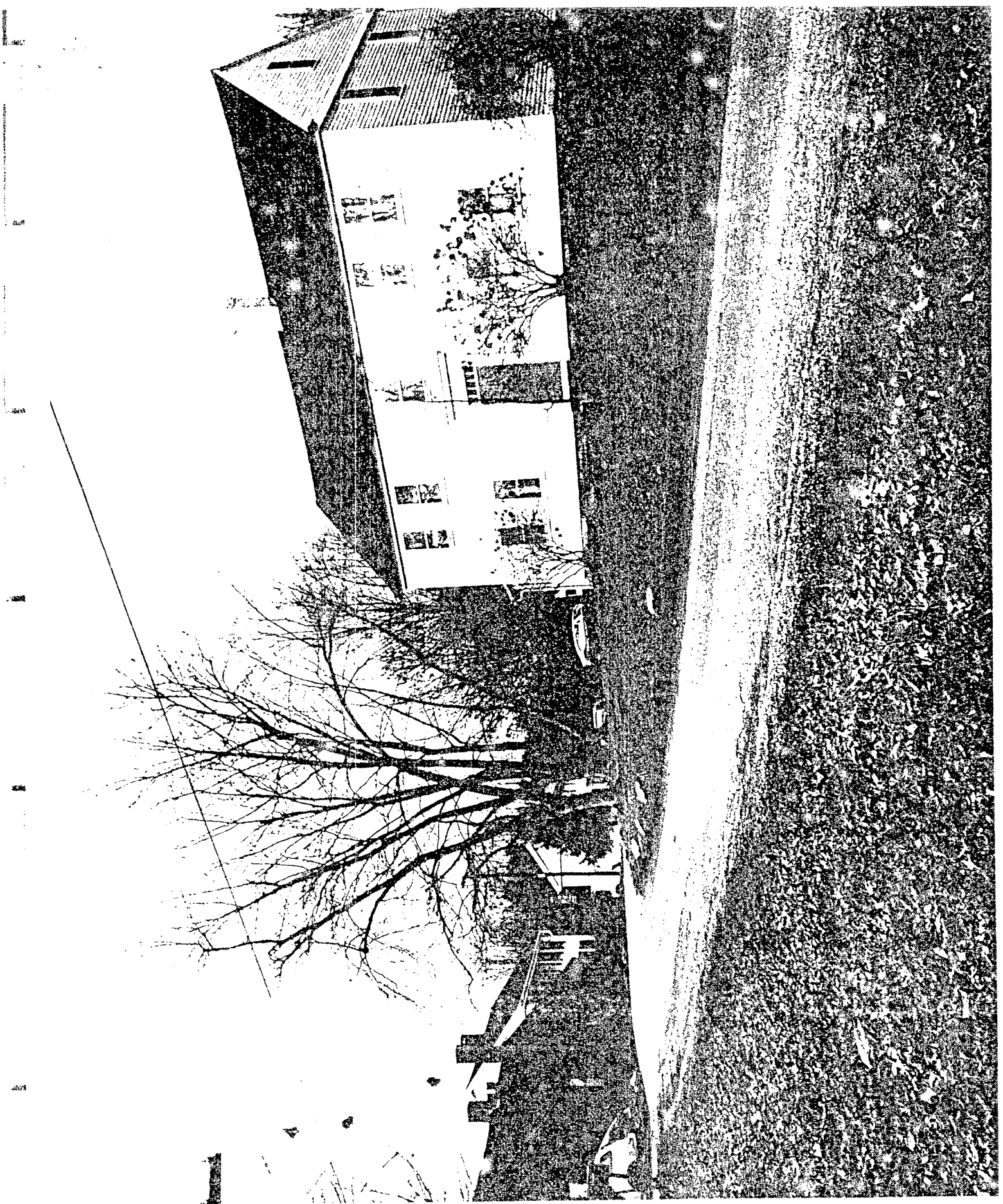
THIS MAP COMPLETES THE 1:25,000
 FOR SALE BY U.S. GEOLOGICAL SURVEY
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS

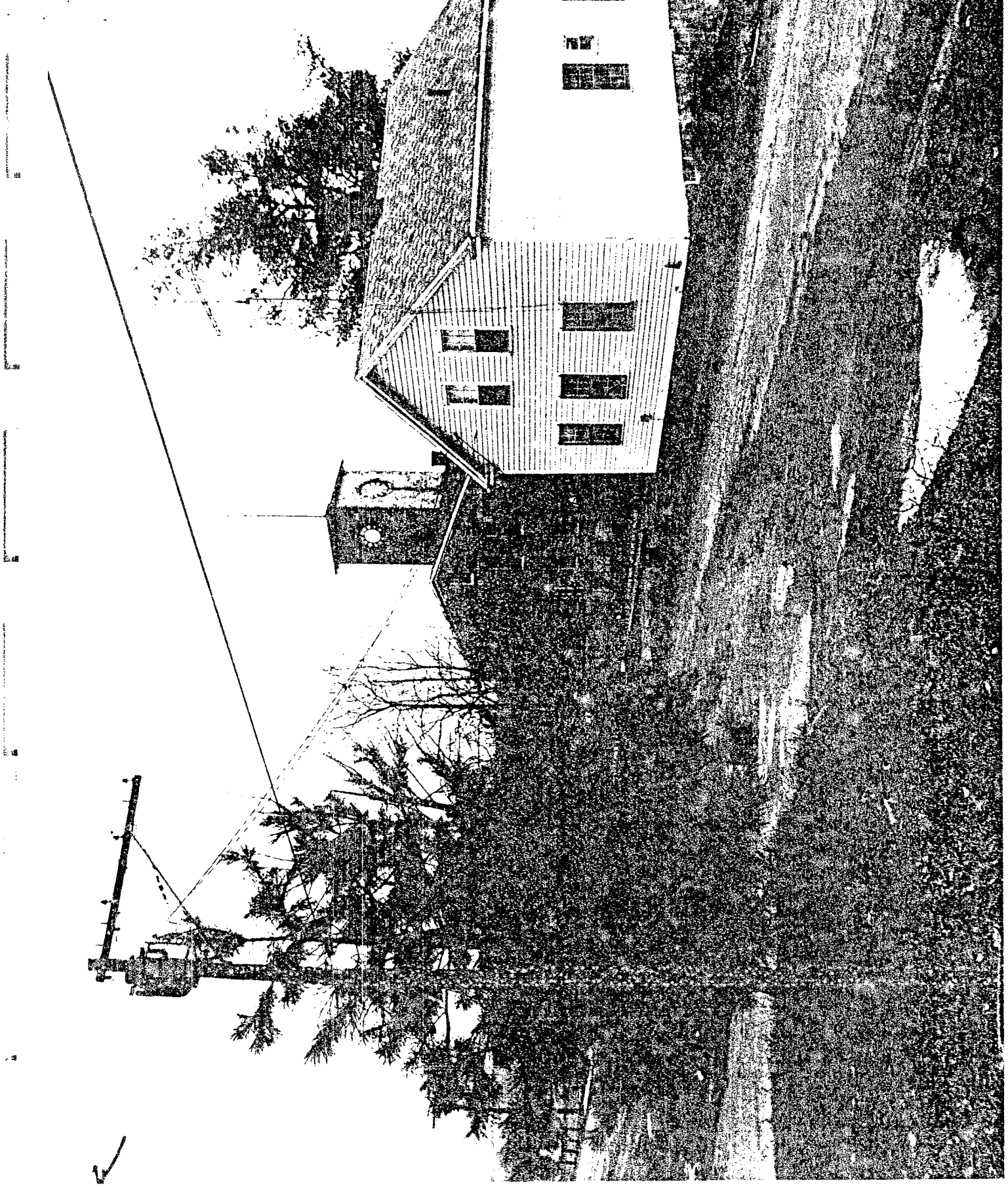
(COLUMBIAN)
 EAST 114° E

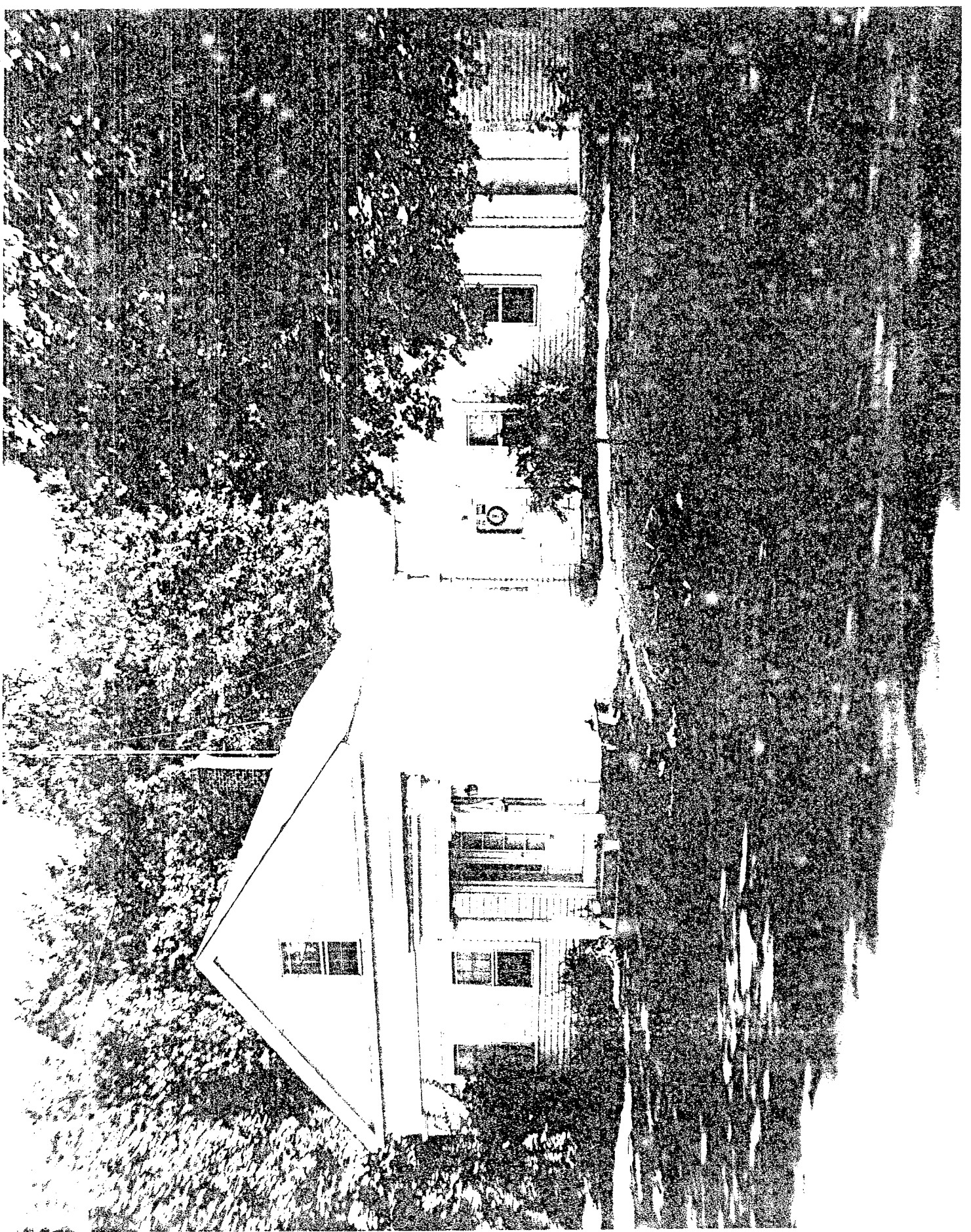


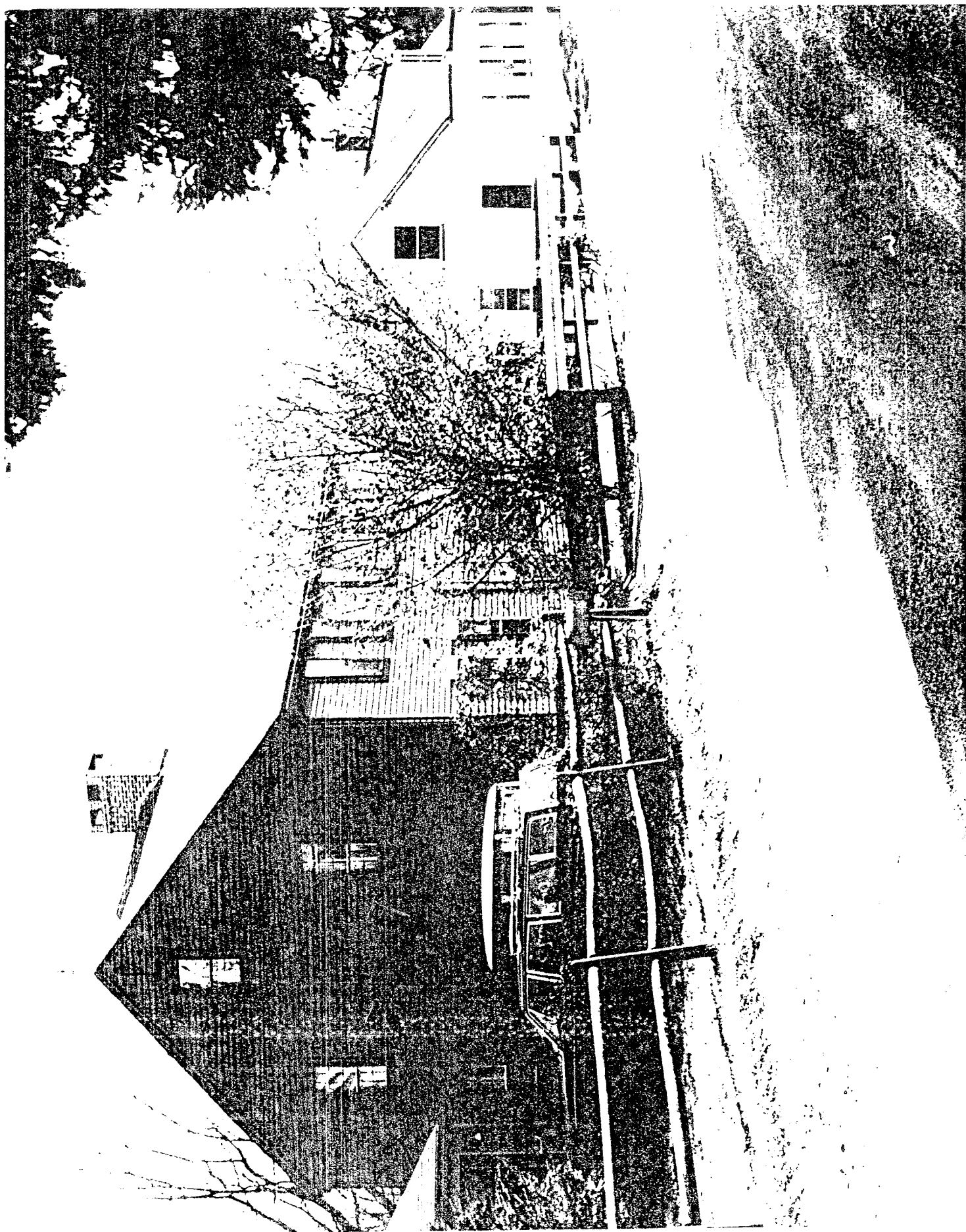


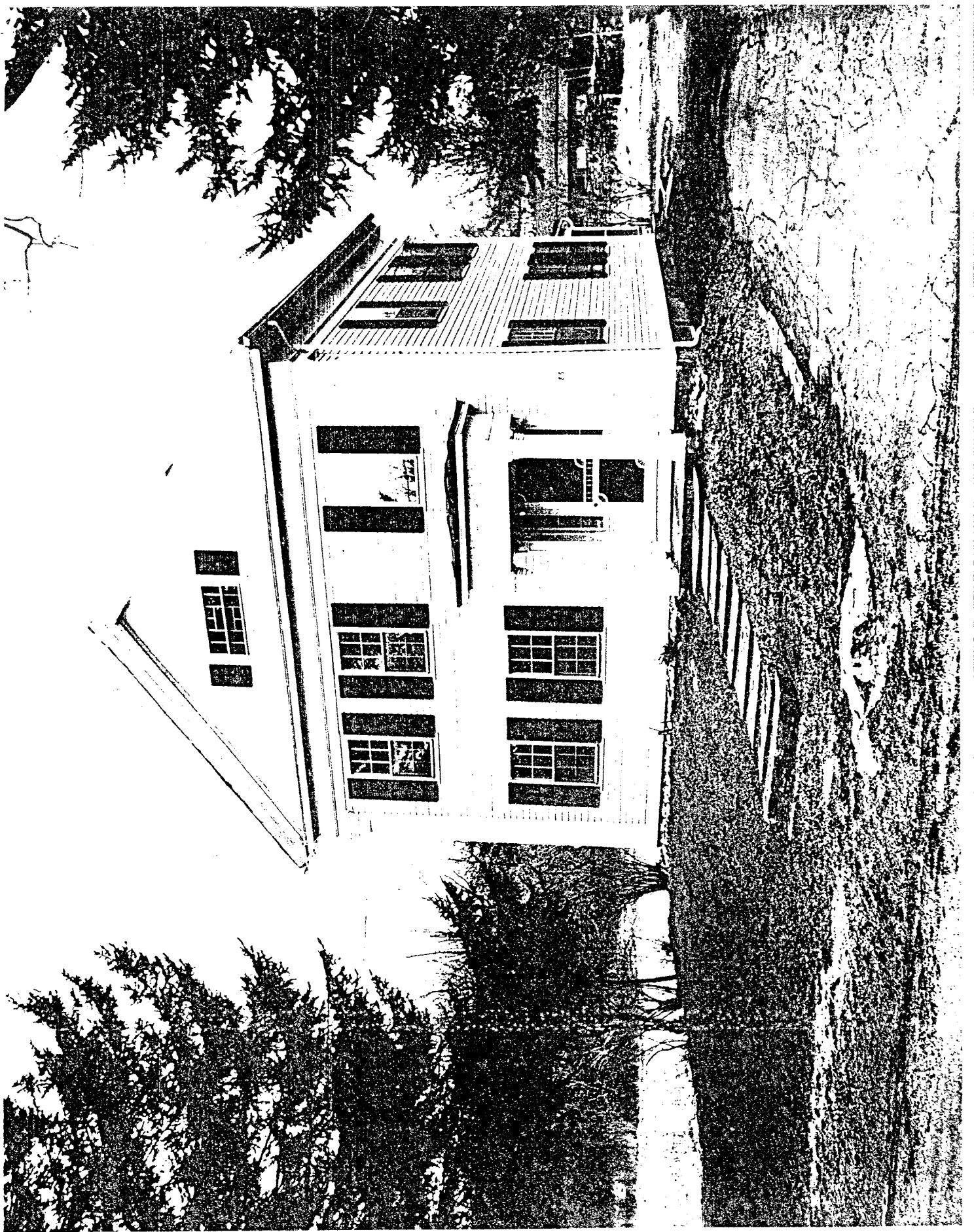


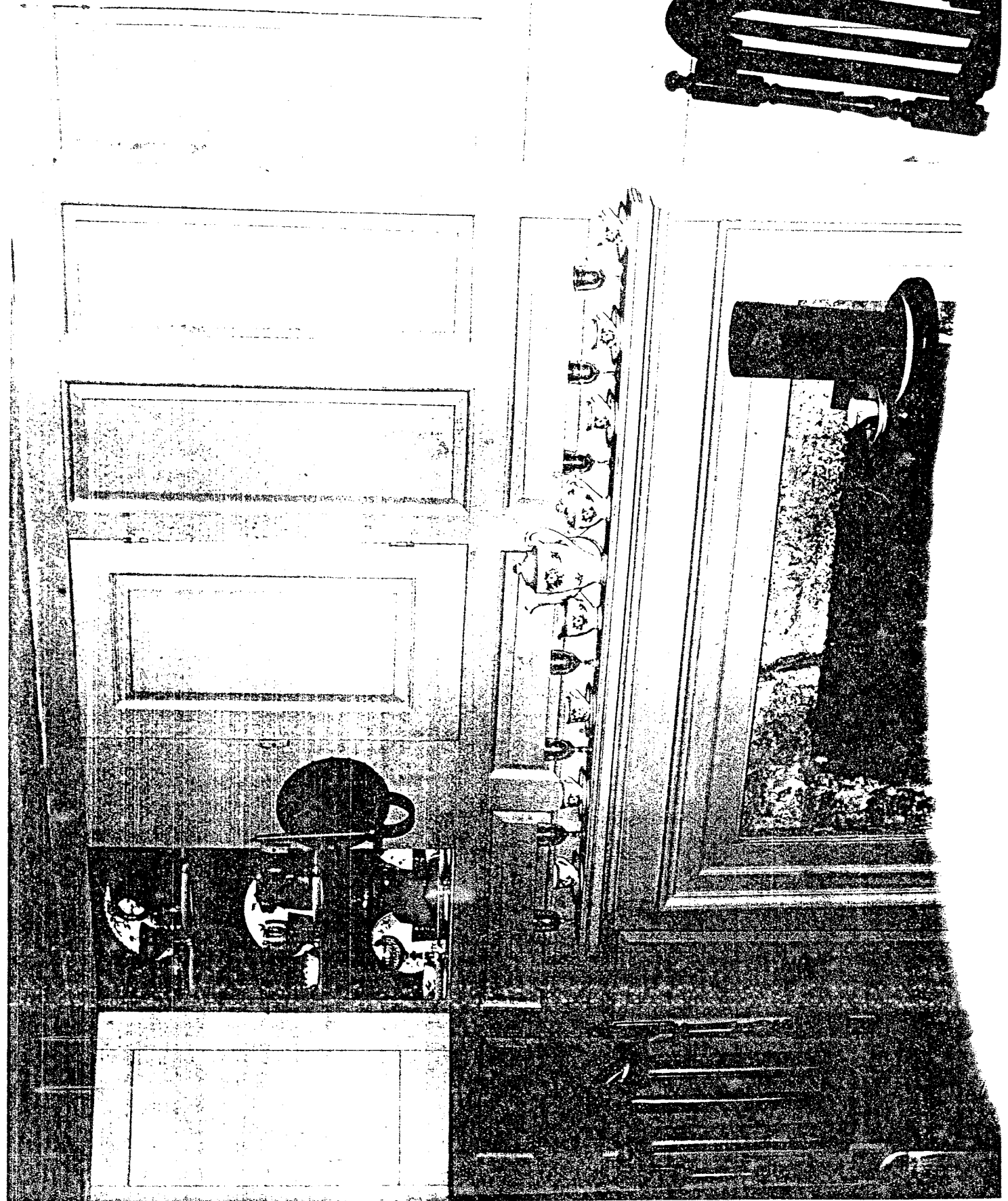


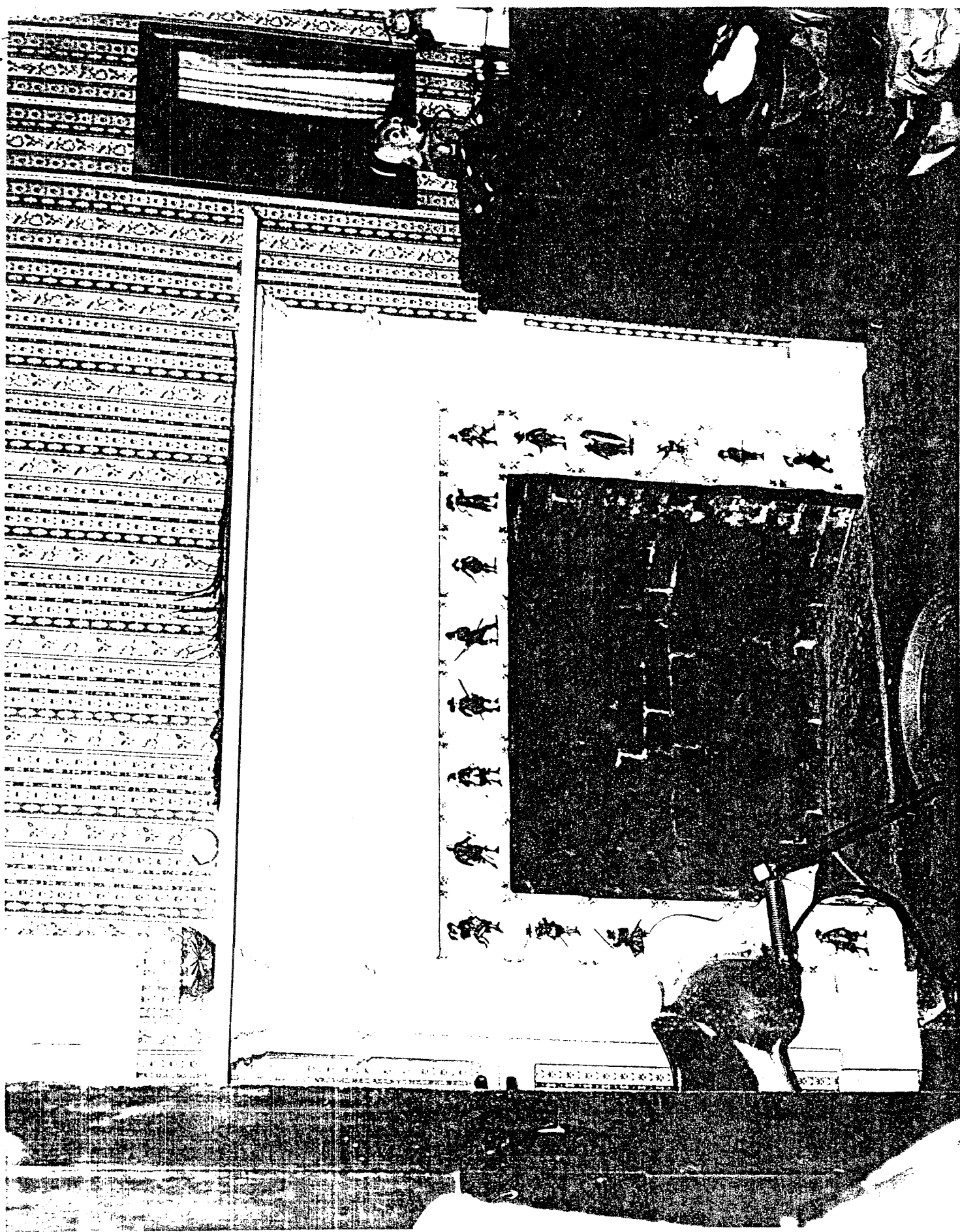












About The Team

The Eastern Connecticut Environmental Review Team (ERT) is a group of professionals in environmental fields drawn together from a variety of federal, state, and regional agencies. Specialists on the Team include geologists, biologists, foresters, climatologists, soil scientists, landscape architects, archeologists, recreation specialists, engineers and planners. The ERT operates with state funding under the supervision of the Eastern Connecticut Resource Conservation and Development (RC&D) Area--an 86 town area.

The Team is available as a public service at no cost to Connecticut towns.

PURPOSE OF THE TEAM

The Environmental Review Team is available to help towns and developers in the review of sites proposed for major land use activities. To date, the ERT has been involved in reviewing a wide range of projects including subdivisions, sanitary landfills, commercial and industrial developments, sand and gravel operations, elderly housing, recreation/open space projects, watershed studies and resource inventories.

Reviews are conducted in the interest of providing information and analysis that will assist towns and developers in environmentally sound decision-making. This is done through identifying the natural resource base of the project site and highlighting opportunities and limitations for the proposed land use.

REQUESTING A REVIEW

Environmental reviews may be requested by the chief elected officials of a municipality or the chairman of town commissions such as planning and zoning, conservation, inland wetlands, parks and recreation or economic development. Requests should be directed to the Chairman of your local Soil and Water Conservation District. This request letter should include a summary of the proposed project, a location map of the project site, written permission from the landowner allowing the Team to enter the property for purposes of review, a statement identifying the specific areas of concern the Team should address, and the time available for completion of the ERT study. When this request is approved by the local Soil and Water Conservation District and the Eastern Connecticut RC&D Executive Council, the Team will undertake the review on a priority basis.

For additional information regarding the Environmental Review Team, please contact Elaine A. Sych (774-1253), Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, P.O. Box 198, Brooklyn, Connecticut 06234.