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September 15, 1967

REQUEST FOR AUTHORIZATION TO PROCEED WITH PURCHASE OF  
THE JOSEPHINE APARTMENTS ( LAND & BUILDING )  
FOR SOUTHERN CONNECTICUT STATE COLLEGE

The 1967 General Assembly authorized self-liquidating bonds for SCSC for a "women's dormitory" in the amount of \$4,000,000.

The authorizing statute prescribes that the sale of the bonds " ... shall be used for the purposes of acquiring, by purchase or condemnation, undertaking, constructing, reconstructing, improving or equipping, or purchasing land or buildings or improving sites for, the projects hereinafter described ... "

President Buley wishes permission to request the Commissioner of Public Works to proceed to acquire by purchase the Josephine Apartments for conversion to a dormitory for 350 women. He assumes that the apartments could be purchased, altered as necessary with the basement area rearranged for student recreation and faculty offices, and enough dollars remain for construction of an additional dormitory on land already owned by the State.

The Josephine Apartments, a seven-story building with 80 units (one-bed, two-bed and efficiency units), is four to five years old and rests on approximately two acres of land. The building and land are bounded on three sides by the SCSC campus and on the fourth by Fitch Street. Mr. John Guerra of New Haven is the proprietor.

Appraisal and negotiation would be conducted by the Commission of Public Works. Bonds to cover the costs would be issued by the State Treasurer on authorization of the State Bond Commissioner.

SOUTHERN CONNECTICUT STATE COLLEGE  
New Haven, Connecticut

RECOMMENDATION TO PURCHASE  
FOR SOUTHERN CONNECTICUT STATE COLLEGE  
THE JOSEPHINE APARTMENTS  
320 Fitch Street, New Haven, Connecticut

Again I am requesting the assistance of the Planning Committee and the Board of Trustees in a very important development of the College. It is not necessary to emphasize our critical shortage of dormitory facilities. Last year, 1966-1967, it can be recalled that some 1280 students had to find living accommodations in homes, apartments, and private dormitories near the campus. This year the situation will become worse with an increase in enrollment of an additional seven hundred students. The pressure of parents and students for additional dormitory accommodations is tremendous.

This past spring I had conversations with Mr. John Guerra (one of the owners and proprietor of Josephine Apartments) relative to its purchase by the State for use as a dormitory for girls. I have visited the building and examined some of the apartment units. It can be converted quite easily and with a minimum of expense into a fine dormitory for some 350 women students. As you also know this property is surrounded by Southern Connecticut State College property on three sides with Fitch Street on the fourth.

It is generally recognized that this building should become the property of the State as an integral part of our campus. Another advantage is that its acquisition now would help relieve the dormitory shortage at a faster rate since it would give us a resident hall facility at least two years earlier than would be possible under normal procedures. I therefore recommend to the Planning Committee and to the Board of Trustees the purchase of Josephine Apartments. Funds from an appropriation of \$4,000,000.00 by the General Assembly for women's dormitories are available. In discussions with Mr. Sweeney, Commissioner of Public Works, it was agreed that the legislation is broad enough to permit the Board of Trustees to purchase this apartment building and then use the balance of the funds to construct a new dormitory in the existing complex. If Mr. Guerra is at all reasonable in his sale price it is quite safe to say that we can achieve at least as many, if not more, student dormitory accommodations under this plan than through an entirely new construction program.