

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

*** Note:** Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) CT Department of Transportation District 3A Office
 Building Name (Historic) Mansaver Industries, Inc.
 Street Address or Location 424 Chapel Street
 Town/City New Haven Village Wooster Square County New Haven
 Owner(s) State of Connecticut Public Private

PROPERTY INFORMATION

Present Use: Offices and warehouse
 Historic Use: Offices and warehouse
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain Public areas
 Style of building Modernist - International Date of Construction 1963

Material(s) (Indicate use or location when appropriate):

Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
 Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding
 Concrete (Type Cast-in-place) Cut Stone (Type _____) Other _____

Structural System

Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other Concrete

Roof (Type)

Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other Rubber Membrane

Number of Stories: 2 Approximate Dimensions originally 140' x 135' - later additions

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: Additional bay added at west side, west entry facade added 1987.

FOR OFFICE USE: Town # _____ Site # _____ UTM _____
 District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

Barn Shed Garage Carriage House Shop Garden

Other landscape features or buildings: Mature oak tree, landscaped west entry, asphalt parking lot, ornamental metal fencing and brick gateposts (1987 remodeling).

Surrounding Environment:

Open land Woodland Residential Commercial Industrial Rural

High building density Scattered buildings visible from site

• Interrelationship of building and surroundings: This building is located between Chapel Street, Wallace Street, and the highway ramp connecting I-95 southbound with I-91 northbound. The principal facade of the original building faces north toward Chapel Street. Across Chapel and to the west are brick factory buildings of the 19th and early 20th centuries, predominately 4 to 5 stories high. Other nearby buildings on East, Hamilton, and Wallace Streets are contemporary with this one, dating from the early 1960s Redevelopment period.

• Other notable features of building or site (*Interior and/or Exterior*)

The building as originally constructed was a 2-story 6-bay flat-roofed structure. Slender pilasters and lintels of concrete or stone cladding establish a grid enclosing the two floors of office space. Within the grid, horizontal bands of brick alternate with continuous horizontal glazed metal-framed windows. Each bay has five windows consisting alternately of an operable hopper below glass, and full-height fixed glass. At the ground floor level in the 3rd bay from the left (east), an entrance with glass doors has a small flat-roofed cantilevered canopy. The east side wall is brick for one bay's depth and then concrete block masonry along Wallace Street. The building has been altered by the addition of one bay and a new entry at the west side, and the north facade has been partially filled in above the entrance and in the western bays. The two eastern bays appear to represent the extant original design. The 2.36-acre site has an additional warehouse and parking to the south.

Architect Charles H. Abramowitz Builder _____

Eric Epstein, 1987 remodeling

• Historical or Architectural importance:

The immediate area was planned as a model industrial park on cleared land east of the new highway (I-91). The philosophy of the Redevelopment Agency and its staff architect was to require a high level of design in their projects, intending to re-make the image of the city as a clean and modern place. Therefore attention was paid to the design of clean abstract forms. Hommann made a point of the importance of design, illustrating this property in "Wooster Square Design" (Hommann, p. 136). This building differs from the blocks to the north in having several extant factory buildings remaining that were not demolished according to the Redevelopment Plan. The use of brick for the exterior here appears to be a contextual response to the adjacent structures.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture & Urban Design*, Yale University Press, New Haven, 1976, p.178-81.

Carley, Rachel D., *Tomorrow is Here: New Haven and the Modern Movement* (Privately printed by the New Haven Preservation Trust, New Haven CT) June, 2008.

New Haven Tax Assessor's Record: Map/Block/Parcel: 203/545/001, Building Department permit files.

Hommann, Mary, *Wooster Square Design*, The New Haven Redevelopment Authority, 1965, p. 136.

Photographer Charlotte Hitchcock Date 12/02/2010

View North and Northeast views Negative on File NHPT

Name Charlotte Hitchcock Date 12/18/2010

Organization The New Haven Preservation Trust

Address 934 State Street, P.O. Box 1671, New Haven, CT 06507

• Subsequent field evaluations:

Threats to the building or site:

None known Highways Vandalism Developers Renewal Private

Deterioration Zoning Other _____ Explanation _____



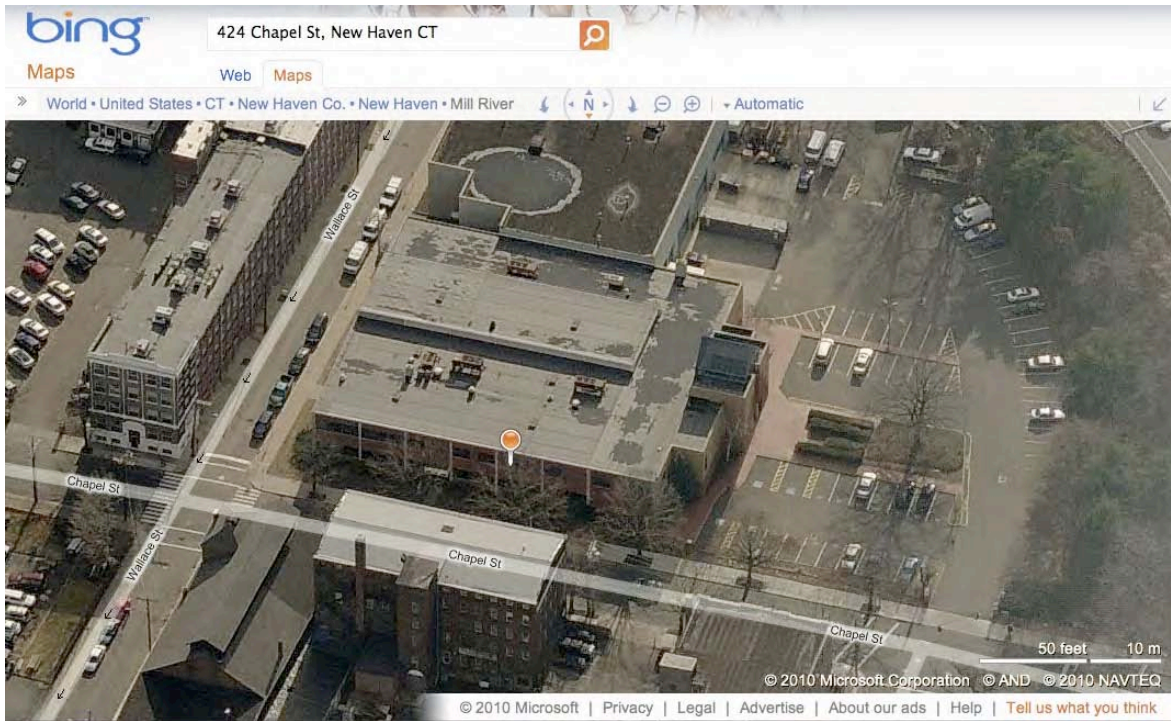
1. N view from Chapel Street, camera facing southeast.



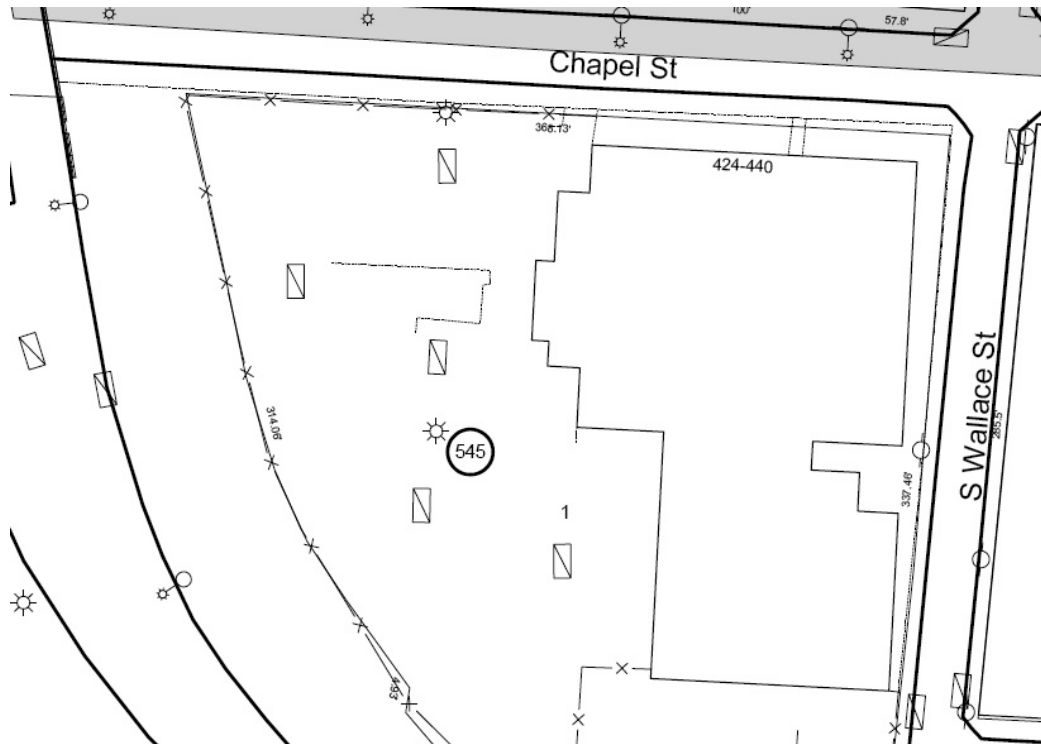
2. N view from Chapel Street, camera facing south showing unaltered portion of façade.



3. E view from corner of Chapel and Wallace Streets, camera facing southwest.



4. Aerial view from Bing Maps <http://www.bing.com/maps> accessed 12/18/2010.



5. Site Plan – detail from City of New Haven Tax Map 203/545/001