



## 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) Doctors' Building  
 Building Name (Historic) Doctors' Building of New Haven  
 Street Address or Location 2 Church Street South  
 Town/City New Haven Village \_\_\_\_\_ County New Haven  
 Owner(s) WE 2 Church Street South LLC c/o Winstanley Enterprises  Public  Private

### PROPERTY INFORMATION

Present Use: Offices - Medical/Professional  
 Historic Use: Offices - Medical/Professional

**Accessibility to public:** Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain Lobby and public spaces, offices by appointment  
 Style of building Modernist - New Formalist Date of Construction 1963

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

- |   |   |   |                                       |  |
|---|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard                                  | <input checked="" type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick  | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding  |
| <input type="checkbox"/> Fieldstone                                 | <input type="checkbox"/> Board & Batten             | <input type="checkbox"/> Stucco   | <input type="checkbox"/> Cobblestone  | <input type="checkbox"/> Aluminum Siding |
| <input checked="" type="checkbox"/> Concrete (Type <u>Precast</u> ) | <input type="checkbox"/> Cut Stone (Type _____)     | <input checked="" type="checkbox"/> Other <u>Insulated Porcelain Panels</u> |                                       |  |

### Structural System

- Wood Frame  Post & Beam  Balloon  Load bearing masonry  Structural iron or steel  
 Other Precast Concrete Tee Columns, Cast-in-place Reinforced 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 \_\_\_\_\_

**Number of Stories:** 5 **Approximate Dimensions** 84' x 148' x 62' height

**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: Maintenance and upgrades to interiors

**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: Parking lot, perimeter chain link fencing, landscaping at south front

**Surrounding Environment:**

- Open land     Woodland     Residential     Commercial     Industrial     Rural
- High building density       Scattered buildings visible from site

• Interrelationship of building and surroundings: The building is in an area south of New Haven's Downtown and surrounded by parking lots and medical and institutional structures relating to the Yale University medical complex, predominantly mid-20th century and more recent designs. The building is surrounded by a large paved parking lot and is bounded by Congress Avenue, the Oak Street Connector (Rte. 34), Church Street South, and Lafayette Street.

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

See continuation sheet.

Architect Westcott and Mapes Builder Smith Construction Co., Inc., Derby CT

• Historical or Architectural importance:

See continuation sheet.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976, p.95.  
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: 239/0119/00100, Building Department permit files.  
See continuation sheet.

Photographer Amy Gagnon Date 12/04/2010

View Multiple views Negative on File NHPT

Name Amy Gagnon - Charlotte Hitchcock Date 1/09/2011

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 \_\_\_\_\_

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

2 Church Street South, New Haven CT

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- Other notable features of building or site (*Interior and exterior*):

The building is a rectangular 5-story structure of glass and masonry walls, oriented roughly north-south, with the narrow south end facing Lafayette Street. The 1st story, at ground level, has full-height glass walls separated by columnar supports that run the height of the building. The structural system consists of full-height Blakeslee "Bison System" precast concrete tee beams used as exterior load-bearing columns in a unique application. The building envelope is completed with precast concrete and insulated porcelain panels. Floors are supported by pre-stressed precast concrete tee beams.

The building's main entrances, situated on the east and west sides of the building, consist of recessed double doors in the center of the symmetrical façades. The building's remaining four stories consist of bright white precast concrete panel walls punctuated by the evenly-spaced narrow columns which project fin-like beyond the building surface. The columns create 13 bays along the length of the building and six bays across the width, with cantilevered half-bays at the corners. The narrow columns extend up like finials beyond the building's flat roofline toward the sky. Vertical ribbon windows, separated by metal mullions, and with spandrel panels at the floor levels, extend through the upper stories at the center of each bay. Only the central bays above the entry doors have solid wall surfaces, emphasizing the entry locations. The roof is flat with an elevator tower, faced with asbestos cement panels, extending a story above the surface plane.

- Historical or Architectural importance:

In 1960, the New Haven Redevelopment Agency approved plans to build a 10-story medical and dental center in the Church Street South area. The medical center was to replace of two tall apartment buildings originally planned for the site. The architect for the project was Caproni Associates, with Paul Weidlinger of New York as consulting engineer, and tentatively named the New Haven Medical-Dental Center. The first plan, however, was terminated, and New Haven-based architectural and engineering firm Westcott and Mapes took over the project. Renamed the Doctors' Building, the 5-story medical facility was completed in 1963. Visually striking, the building represents the Modernist Neo-formalist style with its symmetrical white façade, rectangular form, and columnar supports whose clean vertical lines suggest references to classical prototypes. Many of the practitioners in the Doctors' Building are affiliated with Yale-New Haven Hospital or with the Yale medical community.

- Additional Sources:

"New Haven Takes a New Lease on Life." *The Hartford Courant (1923-1984)*; Jun 13, 1957; ProQuest Historical Newspapers Hartford Courant (1764-1985) p. 18.

Lambin, Jean. *Preserving Resources from the Recent Past*. Washington DC: The National Trust for Historic Preservation, 2007.

"New Haven Plans Start on 5 Units." *The New York Times*. February 7, 1960.

"New Haven to Get a New Medical-Dental Center." *The New York Times*. February 28, 1960.

"New Haven Tower Housing the K. of C. To Cost \$8 Million." *The New York Times*. August 18, 1965.

New Haven Redevelopment Agency, Redevelopment and Renewal Plan for the Church Street Project, revised 1967.

Shumway, Floyd, Hegel, Richard, *New Haven: an Illustrated History*, New Haven, 1981, Hardcover edition only p. 212.

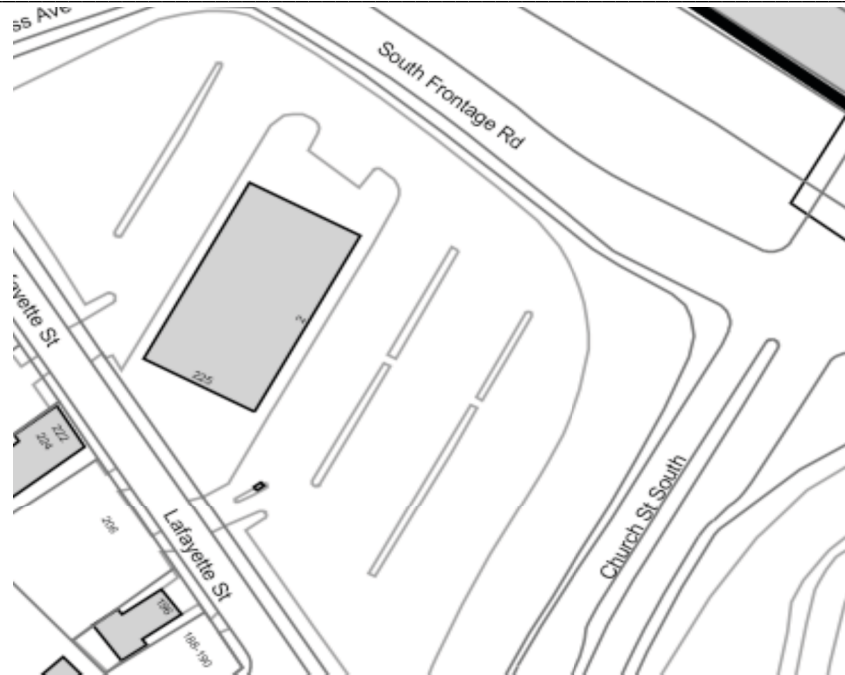


1. South view from Lafayette Street, camera facing north.

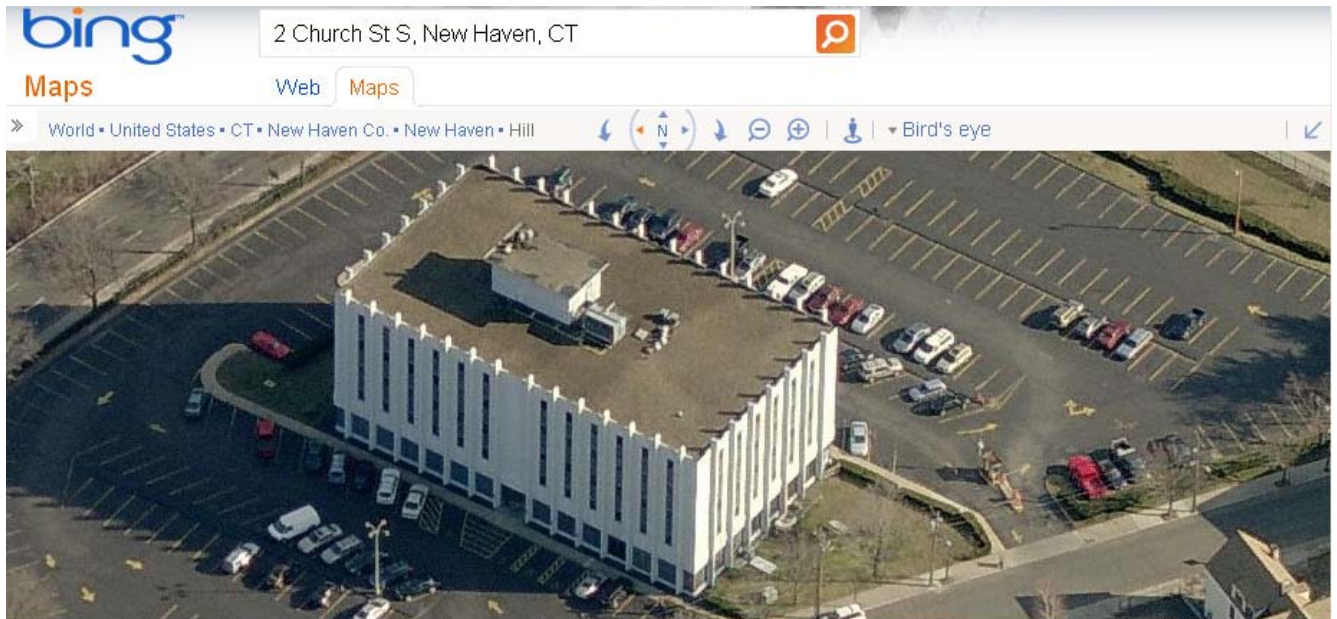


2. East view from Lafayette Street, camera facing northwest.





3. Site Plan — detail of City of New Haven Assessor's Map 239/0119/00100



4. West aerial view from Bing Maps: <http://www.bing.com/maps/> accessed 1/09/2010.