



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) Newhall Gardens
 Building Name (Historic) Newhall Gardens
 Street Address or Location 5-45 Daisy Street
 Town/City New Haven Village Newhallville County New Haven
 Owner(s) Housing Authority of New Haven (HANH) Public Private

PROPERTY INFORMATION

Present Use: Residential - Senior Rental Apartments
 Historic Use: Residential - Senior Rental Apartments

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain Residential housing units
 Style of building Modernist - California Date of Construction 1962

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

- | | | | | |
|--|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input checked="" 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 type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input type="checkbox"/> Other _____ | | |

Structural System

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

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: 1 Approximate Dimensions 4 @ 45' x 49', 5 @ 31' x 49', 1 @ 30' x 30'

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: Renovation/rehabilitation in 2005

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: Trees, lawn, privacy fencing, walks, paved parking areas

Surrounding Environment:

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

• Interrelationship of building and surroundings:

Located in the Newhallville section of New Haven, Newhall Gardens Senior Housing, on a 1.68-acre site at the northwest corner of Daisy and Goodyear Streets, is in a medium-density area of 19th- and 20th-century single and multi-family homes with a mix of other uses, particularly along Dixwell Avenue and the former rail line that is now the Farmington Canal Heritage Trail.

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

Newhall Gardens is a one-story complex originally consisting of 36 dwelling units (reduced to 26 in 2005 renovations) in 10 1-story brick buildings. Dwelling units are arranged in 4-unit and 2-unit buildings. The site also contains a community building. All buildings are constructed of brick veneer over concrete masonry. The asphalt-shingled roofs are a gable-on-hip style with deep overhangs at the eaves, which intersect with adjacent building roofs to form a continuous covered walkway. The buildings are set back from the street on a diagonal in a staggered pattern which creates triangular garden areas, with concrete walks leading from the sidewalk to each unit. Simple landscaping includes trees, now mature, and lawns. Individual privacy fences are new since the 2005 renovation. The community building has a 5-bay façade with floor-to-ceiling door and window frames separated by fin-like supports, and a hip roof with a skylight at the peak.

Architect Granbery/Cash & Associates, E. Carlton and Diana Builder Ames Construction
 Granbery, George A. Cash

• Historical or Architectural importance:

See continuation sheet.

• Sources: Brown, Elizabeth Mills; *New Haven: A Guide to Architecture & Urban Design*, Yale U. Press, New Haven, 1976.

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: 289/0519/01100.

"Construction for Elderly Housing Starts" New Haven Register, October 17, 1962.

Granbery, E. Carleton & Diana, "Office of Carleton Granbery Architect," promotional brochure, 1970, courtesy of John Herzan.

Photographer Charlotte Hitchcock Date 4/05/2010

View Multiple views Negative on File NHPT

Name Amy Gagnon - Charlotte Hitchcock Date 12/05/2010

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 _____

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

Newhall Gardens, located on the corner of Daisy and Goodyear Streets, is a ten-building, one-story complex containing 36 units of semi-detached, single-story brick buildings. The complex sits on a 1.68-acre site. The first type of building, apartment style buildings, includes four buildings measuring 49 feet x 45 feet each.

The second type, freestanding units, of which there are five, measure 49 feet x 31 feet each. In addition to the housing units, the site also contains a community building that measures 30 feet x 30 feet. All ten buildings are constructed of brick veneer over masonry frame. The asphalt-shingled roofs are a gable-on-hip style with deep overhangs at the eaves, which intersect with adjacent buildings to form a continuous covered walkway. The buildings are set back from the road in a staggered pattern with concrete walks leading from the sidewalk to each unit, and conservative landscaping complements each unit.

In addition, the community building possesses a five bay façade with ground-to-ceiling door and window frames separated by columnar-like supports, and a gable-on-hip roof.

- Historical or Architectural importance:

Newhall Gardens was created as a low-rent public housing development for senior citizens constructed by the Housing Authority of New Haven (HANH). Located on Daisy and Goodyear Streets the project was designed by local architect E. Carlton Granbery and contracted by Ames Construction Company of New Haven. The total development cost for the project was estimated at \$602,005 with an average cost per unit listed at \$16,722. The one-story buildings consist of 36 apartments, with 20 efficiency apartments at 340 square feet and 16 one-bedroom units at 483 square feet.

Started in October 1962, Newhall Gardens was the second housing project spearheaded by the HANH during the Redevelopment Period of the 1950s and 1960s. The first was the Prescott Bush Mall, located at County and Henry Streets. Located in the Newhallville section of New Haven, Newhall Gardens was part of a special housing program that used federal funding and attempted to create affordable housing for New Haven's aging community. The rents for the units were deemed affordable for low-income elderly persons, and welfare rent was accepted.

The building complex is an elegant example of mid-century modern residential design. Although conservative for the period, the complex exhibits modernist qualities including a square footprint, steel-framed windows, low-pitched roofs and single story height recalling contemporary California styles. The suburban scale and style of these "ranch-style" buildings fitted with the Redevelopment Agency's goal of reducing density in redeveloped neighborhoods and was compatible with the physical limitations of the elderly clientele.



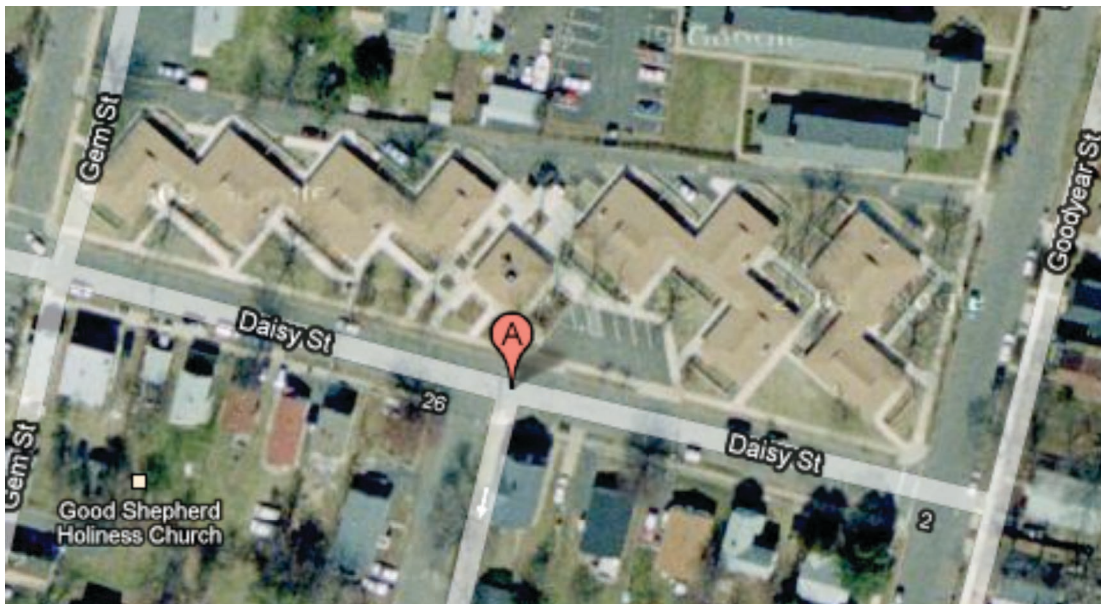
View from corner of Daisy and Goodyear, camera facing southeast.



View from Goodyear, camera facing west.



View from Goodyear, camera facing southwest.



Google map satellite view showing staggered building footprint.

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

5-45 Daisy Street, New Haven, CT

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- Historical or Architectural importance:

Newhall Gardens was created as a low-rent public housing development for senior citizens constructed by the Housing Authority of New Haven (HANH). The total development cost for the project was estimated at \$602,005 with an average cost per unit listed at \$16,722. The one-story buildings consisted of 36 apartments, with 20 efficiency apartments at 340 square feet and 16 one-bedroom units at 483 square feet.

Started in October 1962, Newhall Gardens was the 2nd housing project spearheaded by the HANH during the Redevelopment period of the 1950s and 1960s. The first was the Prescott Bush Mall, located at County and Henry Streets (see Inventory form for 220 County Street). Newhall Gardens was part of a special housing program that used federal funding to create affordable housing for New Haven's aging community. The rents for the units were deemed affordable for low-income elderly persons, and welfare clients were accepted.

The building complex is an elegant example of mid-century Modern residential design. The complex exhibits Modernist qualities including the diagonal layout breaking away from the street grid, steel-framed windows (now replaced), the low-pitched gable-on-hip roofs with deep overhangs and 1-story height recalling contemporary California styles. The suburban scale of these "ranch-style" buildings fitted with the Redevelopment Agency's goal of reducing density in redeveloped neighborhoods and was compatible with the physical limitations of the elderly clientele.

Architect: E. Carleton Granbery (1913-1998) received undergraduate and graduate degrees from Yale and practiced in New Haven with his wife, Diana, a graduate of the Harvard Graduate School of Design. During the 1960s architect George A. Cash was associated with the firm, which was known as Granbery/Cash & Associates.

The unit count was reduced and unit sizes enlarged in the 2005 renovations designed by Paul B. Bailey Architect.



1. South view from Daisy Street, camera facing northeast.

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

5-45 Daisy Street, New Haven, CT

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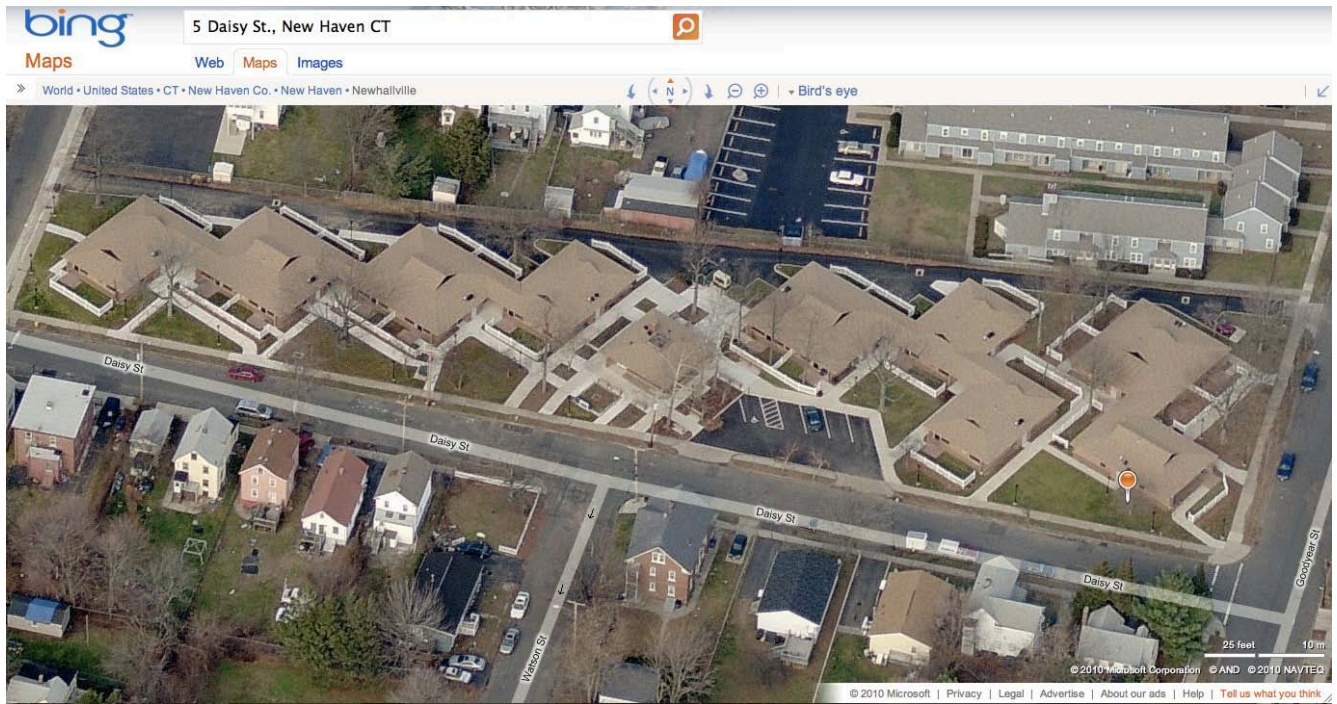
2. East view from Goodyear Street, camera facing northwest, showing connected roofs joining two buildings.



3. South view from Daisy Street, camera facing northeast, showing community building.



4. Northwest view from Gem Street, camera facing east. Fence at left is the Hamden-New Haven town line.



5. Bing Map aerial view showing staggered building footprint ; <http://www.bing.com/maps/> accessed 11/30/2010.



6. Site plan from City of New Haven Tax Map 289/0519/011.