



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) Town House on the Park - Condominium
 Building Name (Historic) Town House on the Park
 Street Address or Location 265-299 Greene Street & 1-9 Hughes Place
 Town/City New Haven Village Wooster Square County New Haven
 Owner(s) Various condominium unit owners Public Private

PROPERTY INFORMATION

Present Use: Residential Multi-family - Condominium
 Historic Use: Residential Multi-family - Rental Apartments

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Modernist - International - Miesian Date of Construction 1964

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

- | | | | | |
|---|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input 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 checked="" type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input checked="" type="checkbox"/> Concrete (Type <u>Masonry Units</u>) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Curtain wall</u> | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other Cast-in-place 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: 2 1/2 Approximate Dimensions 2 buildings 180'x30'; typical unit 20'x30'

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: Refurbished at conversion to condominium 1980

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: Landscaped front and rear yards, paved parking lot northeast of buildings.

Surrounding Environment:

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

• Interrelationship of building and surroundings:

The development of two townhouse buildings occupies the northeast corner of Hughes Place and Greene Street in a neighborhood of 2- 3-story 19th-century wood and brick residential buildings with some infill in the mid-20th century. The Greene Street building faces Wooster Square, a 19th-century square, now a city park, which is a focal point in the neighborhood. The parking area at rear is accessed via a driveway from St. John Street to the north, keeping the street frontage pedestrian.

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

See continuation sheet.

Architect William Mileto Builder _____

• 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, p.187.
 - 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.
 - Hommann, Mary, *Wooster Square Design*, The New Haven Redevelopment Authority, 1965, pp. 110-115.
 - New Haven Assessor's Record: Map/Block/Parcel 208/562/019.
- See continuation sheet.

Photographer Charlotte Hitchcock Date 7/11/2009

View _____ Negative on File NHPT

Name Charlotte Hitchcock Date 12/10/2009

Organization 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/or Exterior*)

Thirty-six dwelling units are ranged facing Greene Street and Hughes Place in a rowhouse configuration. Two buildings form an L-shape, sheltering common outdoor space to the rear (north). The typical bay or module contains a two-bedroom duplex unit above a one-bedroom unit which is sunk a half level below grade. A block of four typical bays with the center pair pulled slightly forward of the side bays, is repeated four times with staggered set-backs. A single bay consisting of a three-bedroom unit, has a lower profile and is placed between two blocks to vary the massing. All residents can enter their units via a half-level stair from grade, either up or down. Concrete masonry bearing walls faced with stucco separate the unit modules; floors are wood-framed.

Within a unit module, a narrow zone running from front to rear along the bearing wall, contains service spaces such as furnace and storage closets. This is expressed on the exterior as a tower rising slightly above the roof-line faced with slatted louvers. The remainder of the facades are expressed as curtain walls. Floor to ceiling fixed glass with awning window below, alternates with light-weight solid panels, giving an effect of transparency to the curtain walls. In the conversion to condominium, the fixed picture window has been replaced with tall casements sash.

The upper units have concrete-floored porches extending the full width on either front or rear, below which the space of the lower level unit extends. Within the units, a galley kitchen against the service core, and an open tread stair perpendicular to the side walls, allow the living and dining spaces to flow the full depth of the unit, reinforcing the feeling of transparency (author's recollection as a resident 1973-75).

Exterior details include cantilevered roofing over the entry porches, and horizontal open railings combining a concrete beam as the upper rail with a dark-stained wood lower rail. Dark stained trim contrasts with light gray stucco and infill panels. Parking is at the rear, entered via a driveway from St. John Street on the north side of the block.

- Historical or Architectural importance:

The site held the former Greene Street-Columbus School, cleared according to the Wooster Square Redevelopment Plan for new market rate housing. As part of the Redevelopment Agency's good of promoting "good design" the Agency took a role in selecting architect and their staff architect had an active part in proposing plans and elevations to the private designer. Mileto's proposed design, published in *Wooster Square Design*, emphasized the service cores by splayed crests extending above the roof-line and fully glazed curtain walls. These effects were simplified under the influence of the developer, resulting in the simple fin bearing walls and the modified curtain walls with transite panels between glazed areas.

The site plan reinforces the dense housing pattern of the neighborhood by orienting buildings facing the streets and keeping the street wall as a strong facade, much like the closely spaced houses facing Wooster Square on all sides. In this, Mileto held to a strong urban design principle in spite of efforts by the Agency to create an inward turning court layout.

The built project bears a stylistic resemblance to a class of international style garden apartments exemplified by Mies van der Rohe's Lafayette Park in Detroit MI of 1955-8, a model low-rise apartment development planned by Illinois Institute of Technology faculty (Wright, p. 175-77). Here dark-stained wood accents provide a frame-like effect similar to the Miesian use of exposed steel members.

- Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976, N-19, p. 187.

Hommann, Mary; *Wooster Square Design*, The New Haven Redevelopment Authority, 1965, pp. 110-115.

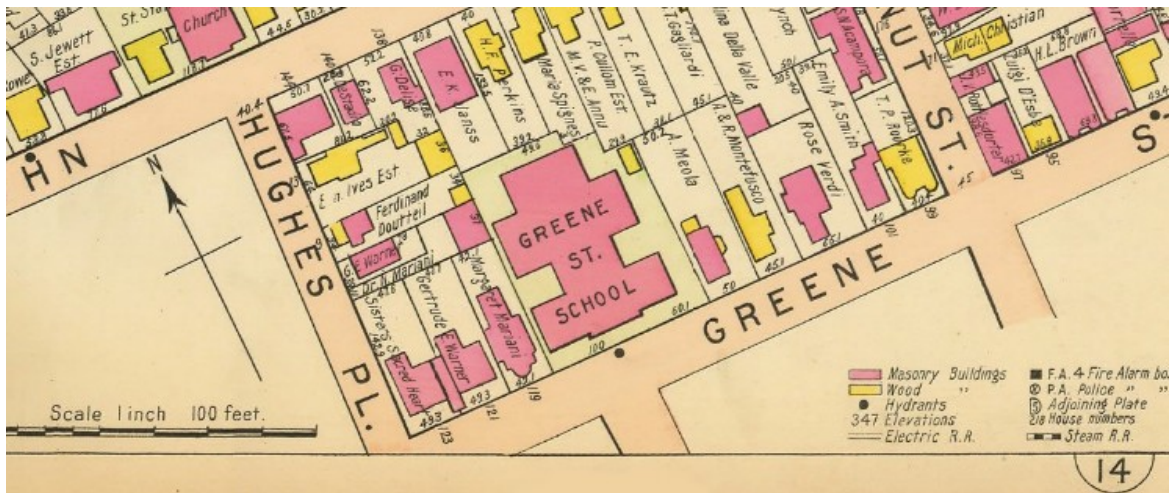
Metz, Don, and Noga, Yugi; *New Architecture in New Haven*, 1966, MIT Press, Cambridge, MA, pp. 50-51.

New Haven Redevelopment Authority, *Redevelopment Plan for the Wooster Square Project Area*, 1958-1967.

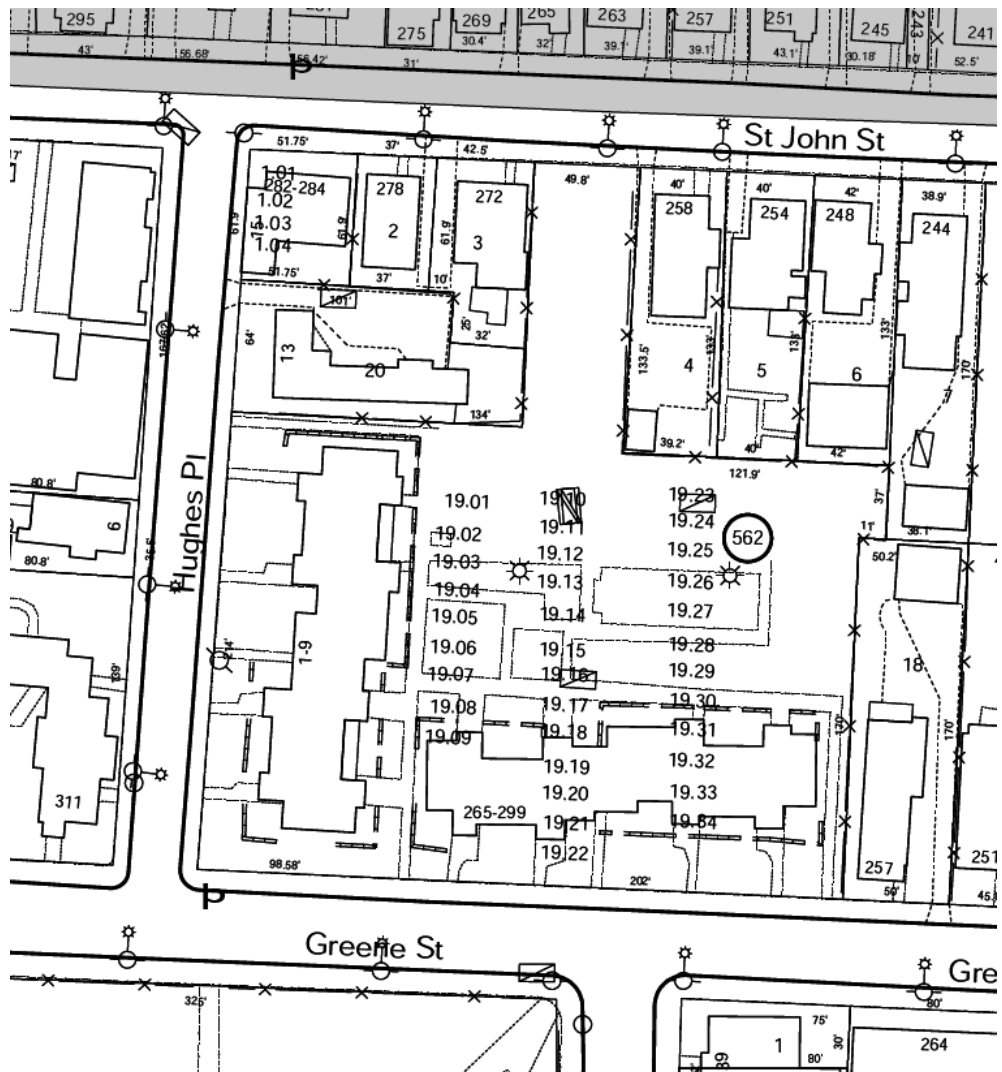
Wright, Gwendolyn, USA: *modern architectures in history*, Reaktion Books Ltd, London, 2008, p.175-177.

Walker Lithograph & Publishing Co., *Atlas of New Haven Connecticut 1911*, <http://www.wardmaps.com/viewasset.php?aid=1509>

New Haven Assessor's Record: Map/Block/Parcel 208/562/019.



1. 1911 Atlas of New Haven, detail showing site at Hughes Place and Greene Street.



2. City of New Haven Tax Map: Map/Block/Parcel 208/562/019.



3. South elevation facing Greene Street, view facing northeast.



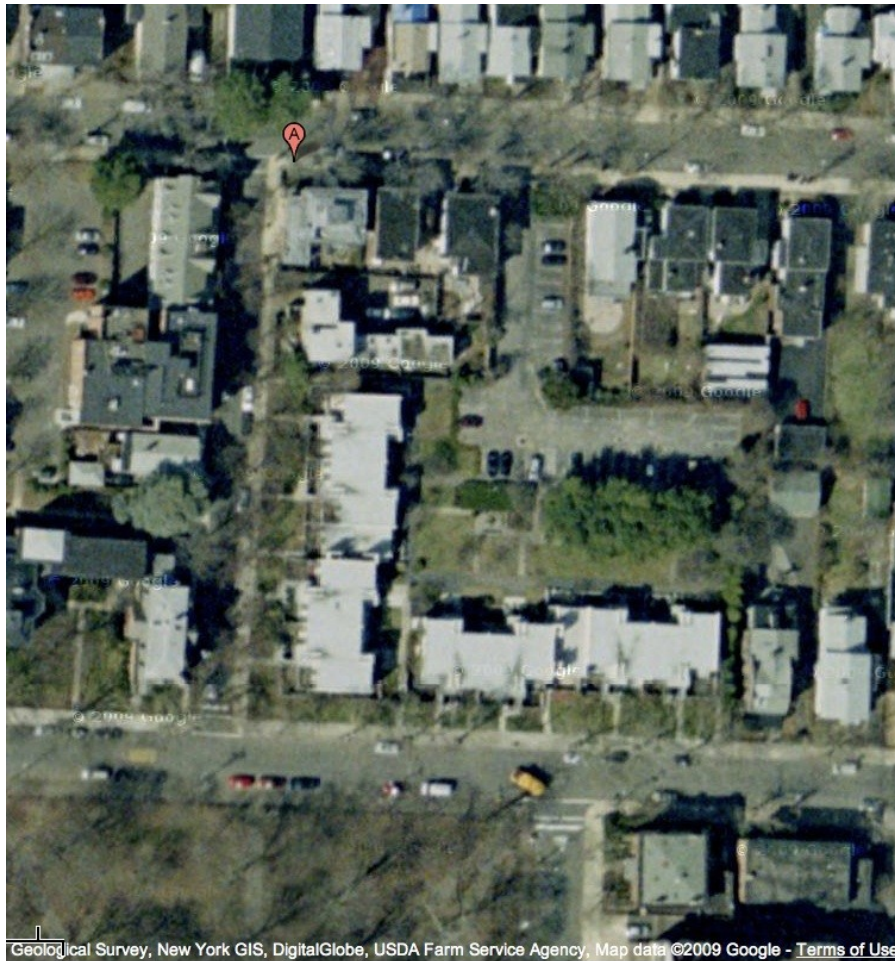
4. a. Detail of south elevation.



b. Detail, south elevation in 1965, Metz p. 57.



5. a. South (end) elevation of Hughes Place block. b. West elevation detail, Hughes Place, with the three-bedroom unit between tall blocks.



6. Aerial view of site showing parking access from St. John Street to rear of units, Google Maps.

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

Thirty-six dwelling units are ranged facing Greene Street and Hughes Place in a rowhouse configuration. Two buildings form an L-shape, sheltering common outdoor space to the rear (north). The typical bay or module contains a two-bedroom duplex unit above a one-bedroom flat which is sunk a half-level below grade. A block of four typical bays with the center pair pulled slightly forward of the side, is repeated four times with staggered setbacks. A single bay consisting of a three-bedroom unit, has a lower profile and is placed between two blocks to vary the massing. All residents can enter their units via a half-level stair from grade, either up or down. Concrete masonry bearing walls faced with stucco separate the unit modules; floors are wood-framed.

Within a unit module, a narrow zone, running from front to rear along the bearing wall, contains service spaces such as furnace and storage closets. This is expressed on the exterior as a tower rising slightly above the roof-line and faced with slatted louvers. The remainder of the facades are expressed as curtain walls. Large full-height windows with awning sash below, alternate with light-weight solid panels, giving an effect of transparency to the curtain walls. In the conversion to condominium, the original fixed picture window has been replaced with tall casements sash.

The upper units have concrete-floored porches extending the full width on either front or rear, below which the space of the lower level unit extends. Within the units, a galley kitchen against the service core, and an open-tread stair perpendicular to the side walls, allow the living and dining spaces to flow the full depth of the unit, reinforcing the feeling of transparency (author's recollection as a resident 1973-75).

Exterior details include cantilevered roof canopy over the entry porches, and horizontal open railings combining a concrete beam as the upper rail with a dark-stained wood lower rail. Dark stained trim contrasts with light gray stucco and infill panels.

• Historical or Architectural importance:

The site held the former Greene Street-Columbus School, cleared according to the Wooster Square Redevelopment Plan for new market-rate housing. As part of the Redevelopment Agency's goal of promoting "good design" the Agency took a role in selecting the architect and their staff architect had an active part in proposing plans and elevations to the private designer. Mileto's proposed design, published in *Wooster Square Design*, emphasized the service cores with splayed crests extending above the roof-line and fully glazed curtain walls. These effects were simplified under the influence of the developer, resulting in the simple fin bearing walls and the modified curtain walls with transite panels between glazed areas.

The site plan reinforces the dense housing pattern of the neighborhood by orienting buildings facing the streets and keeping the street wall as a strong facade, much like the closely spaced houses facing Wooster Square on all sides. In this, Mileto held to a strong urban design principle in spite of efforts by the Agency to create an inward turning court layout. The plan adheres to Modernist trends in placing the buildings in the midst of open lawn space rather than tight to the sidewalk line. Subsequent landscaping has ameliorated this effect.

The built project bears a stylistic resemblance to a class of International Style garden apartments exemplified by Mies van der Rohe's Lafayette Park in Detroit MI of 1955-8, a model low-rise apartment development planned by Illinois Institute of Technology faculty (Wright, p. 175-77). Here dark-stained wood accents provide a frame-like effect similar to the Miesian use of exposed steel members.

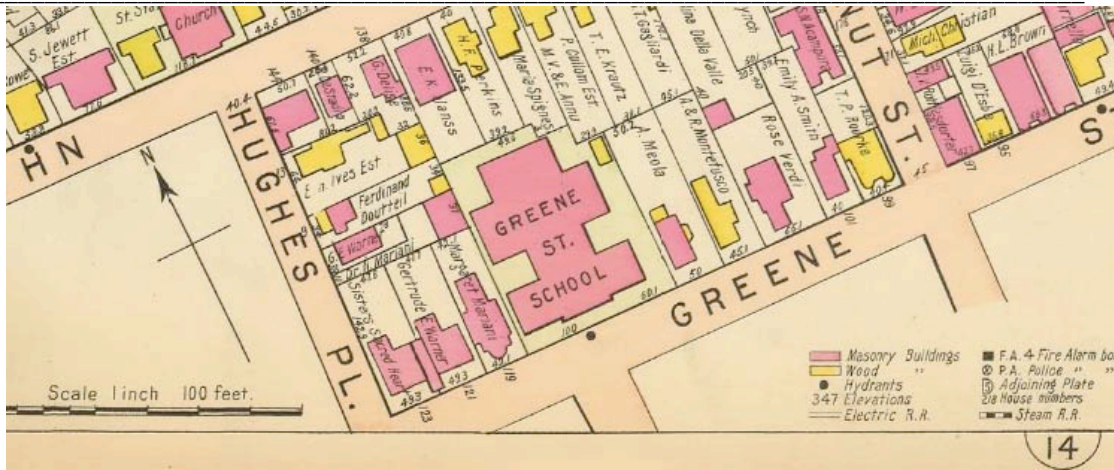
• Sources:

Metz, Don, and Noga, Yugi; *New Architecture in New Haven*, 1966, MIT Press, Cambridge, MA, pp. 50-51.

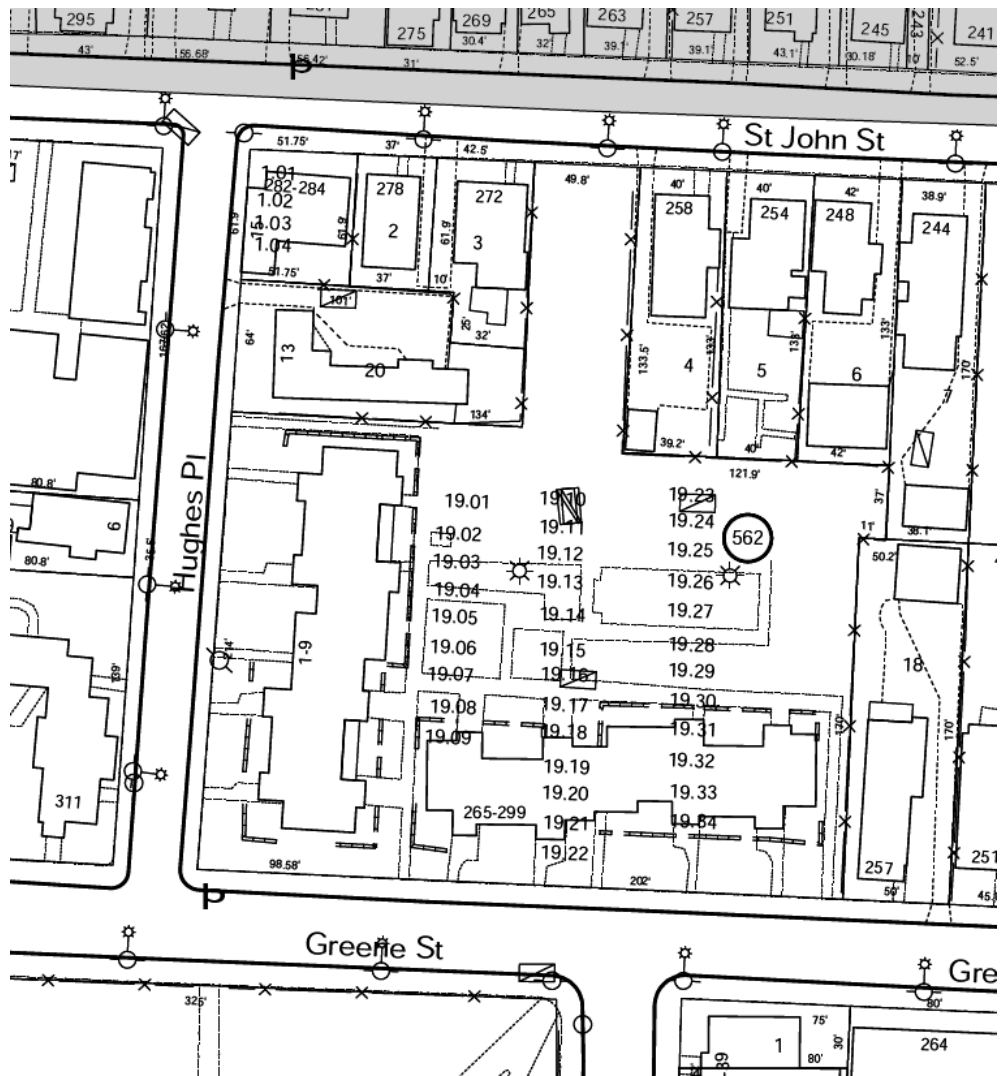
New Haven Redevelopment Authority, *Redevelopment Plan for the Wooster Square Project Area*, 1958-1967.

Wright, Gwendolyn, USA: *modern architectures in history*, Reaktion Books Ltd, London, 2008, p.175-177.

Walker Lithograph & Publishing Co., *Atlas of New Haven Connecticut 1911*, <http://www.wardmaps.com/viewasset.php?aid=1509>



1. 1911 Atlas of New Haven, detail showing site at Hughes Place and Greene Street.



2. Site plan detail from City of New Haven Tax Map: Map/Block/Parcel 208/562/019 not to scale, North ↑.



3. South elevation facing Greene Street, camera facing northeast.



4. Detail of south elevation.



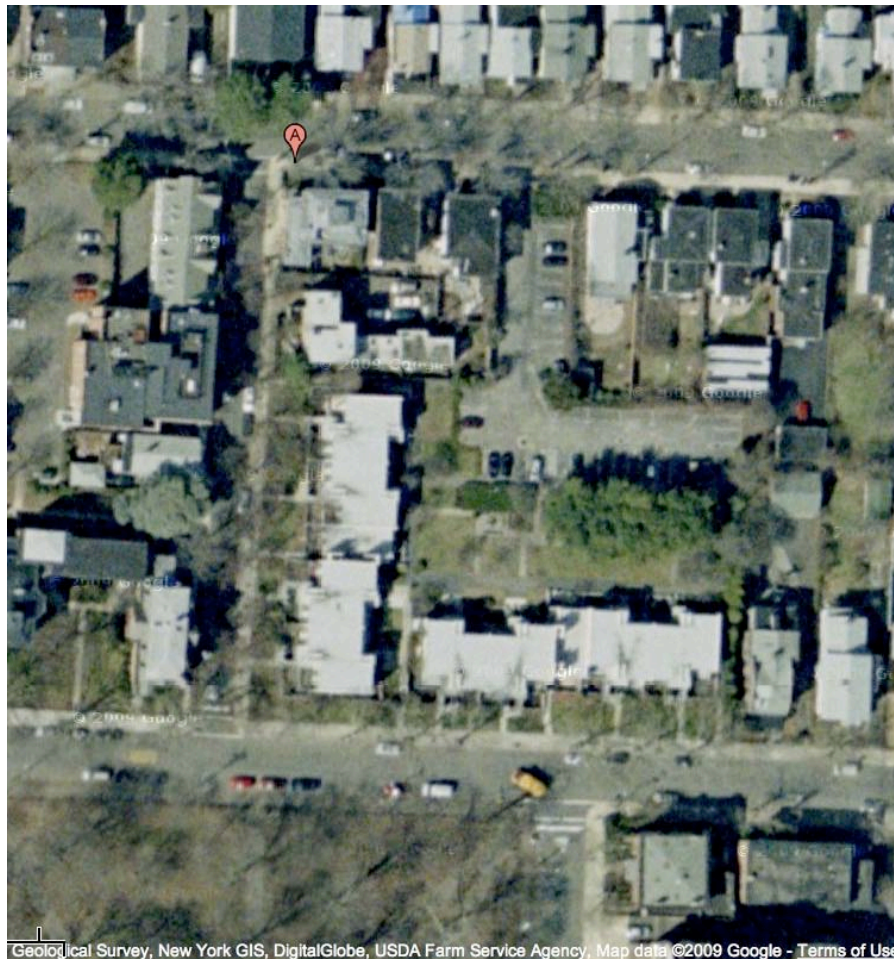
5. Detail, south elevation in 1965, Metz p. 57.



6. South (end) elevation of Hughes Place block.



7. West elevation detail, Hughes Place, showing the three-bedroom unit between tall blocks.



8. Aerial view of site showing parking with access from St. John Street, Google Maps <http://maps.google.com/> accessed 12/10/2009.