



## 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) H. B. Ives Company (Demolished)

Building Name (Historic) H. B. Ives Company

Street Address or Location 50 Ives Place

Town/City New Haven Village Wooster Square County New Haven

Owner(s) Harrow Products Inc.  Public  Private

### PROPERTY INFORMATION

Present Use: Industrial

Historic Use: Industrial - Offices and Factory

Accessibility to public: Exterior visible from public road?  Yes  No

Interior accessible?  Yes  No If yes, explain \_\_\_\_\_

Style of building Modernist - Miesian Date of Construction 1965

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 checked="" type="checkbox"/> Concrete (Type <u>Block Masonry</u> ) | <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: 2 Approximate Dimensions Office: 45' x 110'; Factory: 220' x 430'

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: Demolished 2009

**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 lots at front and rear of building

**Surrounding Environment:**

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

• Interrelationship of building and surroundings:

The building fills the entire block formed by Ives Place, Wallace Street, Chapel Street, and East Street, an area of 4/39 acres. Like the other buildings in the vicinity, 50 Ives Place reflects the commercial and industrial function of the surrounding blocks which are a mix of 19th- and 20th-century construction.

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

See continuation sheet.

Architect Caproni Associates, Leo F. Caproni Builder Unknown, 1965; Howard Construction Company, 1974

• 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.  
 Hommann, Mary, *Wooster Square Design*, The New Haven Redevelopment Authority, 1965.  
 New Haven Assessor's Record: Map/Block/Parcel 202/0555/001, Building Department permit files.  
 New Haven Register: 7/5/59, 8/14/59, 4/29/63, 5/23/63, 11/22/63, 12/16/63.  
 New Haven Planning Department pamphlet, "Wooster Square Industrial District."

Photographer Lucas Karmazinas Date 6/24/2009

View North elevation from Ives Place Negative on File NHPT

Name Lucas Karmazinas Date 8/27/09

Organization The New Haven Preservation Trust

Address P.O. Box 1671, New Haven, CT 06507

• Subsequent field evaluations:

In process of being demolished Fall 2009.

**Threats to the building or site:**

- None known     Highways     Vandalism     Developers     Renewal     Private
- Deterioration     Zoning     Other Demolition 2009     Explanation \_\_\_\_\_

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

The complex includes two main components; the first a small 2-story office block, and the second a large 1-story factory building. The offices are located at the front of the complex and act as the main entrance. The construction consists of an exposed structural steel frame extending in buttress-like fashion beyond the walls of the structure. The walls are of alternating brick and floor-to-ceiling glass 9 bays wide and 4 bays deep, with a reinforced concrete foundation base. The main level is a half story above grade. Entry is gained via metal-framed double glass doors, reached via a floating steel stair with cantilevered concrete treads and open risers. The stair has an upper flight leading from the doors to an intermediate landing, from which flights branch both left and right to reach grade. A lower floor is recessed a half level below grade. The adjacent solid wall of the factory acts as a billboard for simple applied sans serif signage letters.

The factory building is set behind (south of) the office block. The building consists of concrete-block walls infilling a steel frame on a concrete foundation. Steel-sash clerestory windows extend the length of the building's east and west side elevations allowing light into the interior spaces. Exterior walls are painted white while the building's sash and minimal trim are painted blue.

• Historical or Architectural importance:

The H.B. Ives Company building was constructed in 1965 as a part of the larger Wooster Square redevelopment project and shares many of the characteristics typical of other companies that relocated in the area east of the elevated highway (I-91) in the period. The project, underway since the mid 1950s, simultaneously sought to revitalize Wooster Square's residential and commercial areas as well as establish a segregated industrial park for businesses displaced by building projects taking place across the city. While the 40-acre industrial park, located on the eastern side of I-91, comprised only a part of the total 233-acre Wooster Square Redevelopment Plan, it was an important component of the project. The plan also required substantial federal funding which by the fall of 1963 topped \$41 million.

Originally located on Artizan Street in Wooster Square the H.B. Ives Company, a hardware manufacturer, was forced into relocation by the urban renewal plans. Taking advantage of the creation of the industrial park, the company chose to consolidate its New Haven and Hamden operations into a single large office and factory building. The company purchased the 4-acre lot for \$67,995 with initial construction estimates of \$600,000. Plans for the building included 55,000 square feet of factory and 5,000 square feet of office space. Eventually these plans were expanded to a total of 100,000 square feet in order to comply with the company's intention to increase its workforce of 200 by 30%. The final price tag for the combined office and factory structure reached \$1.5 million and, when completed, was the largest manufacturing operation in the Wooster Square area.

The office block is a striking example of Modernist Miesian design. As such, it possesses the regular symmetry, the exposed steel structural skeleton, and non-bearing wall infill with large expanses of glass making the structure transparent, that are typical of the style. The factory building abandons the Miesian influences in favor of a simpler Modernist vernacular approach with horizontal strip windows and again the exposed steel frame visible on the exterior.

Architect: Leo Francis Caproni (1888-1970) was born in Boston, attended Dartmouth College, and practiced architecture in New Haven until his death. Having begun his career in the late 1930s, he was one of the older practitioners in the circle of Modernist designers of the post-World War II period. He designed numerous industrial and commercial buildings (see Inventory forms for 178 Wallace Street and 580 Grand Avenue) including 464 Congress Avenue, 1060 State Street, and 150 Wallace Street, and was associated with John Johansen in the design of Helene Grant School (see Inventory form for 185 Goffe Street).



1. Exterior view of the building from the west side.



2. North view of the building from the west side.



3. Detail view of the building's exterior.



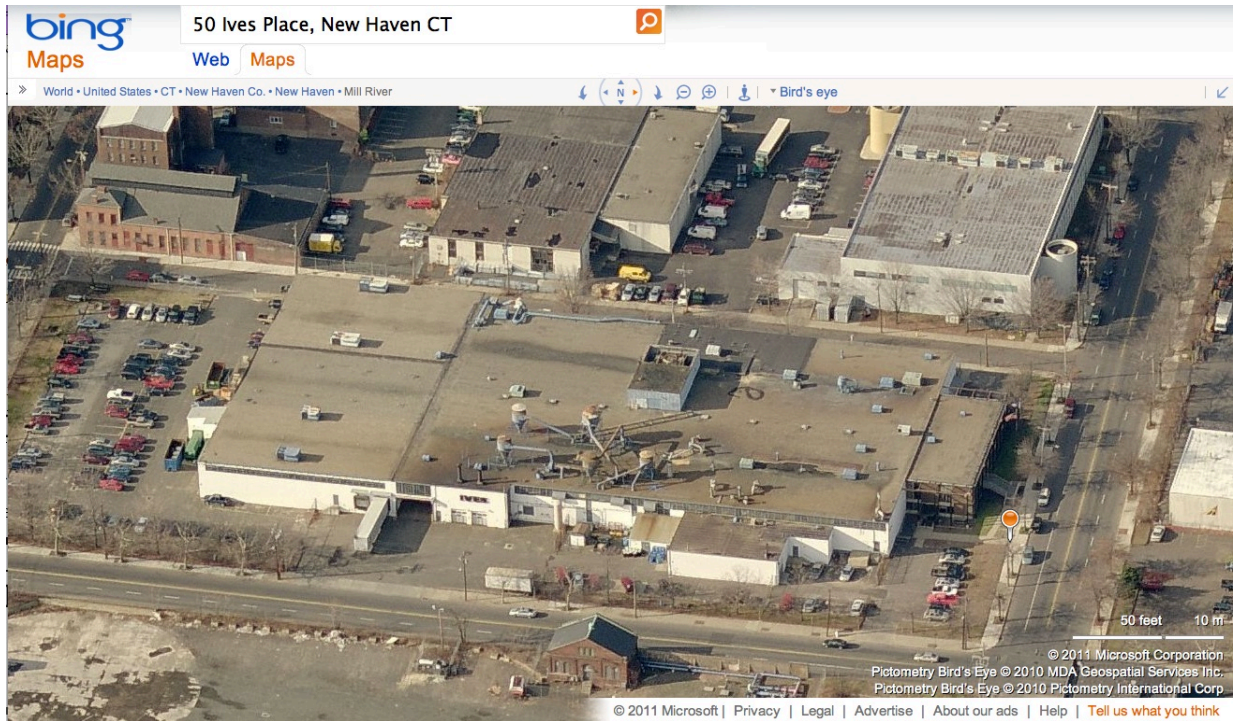
4. Northwest view of Ives Place and Wallace Street, camera facing southeast.



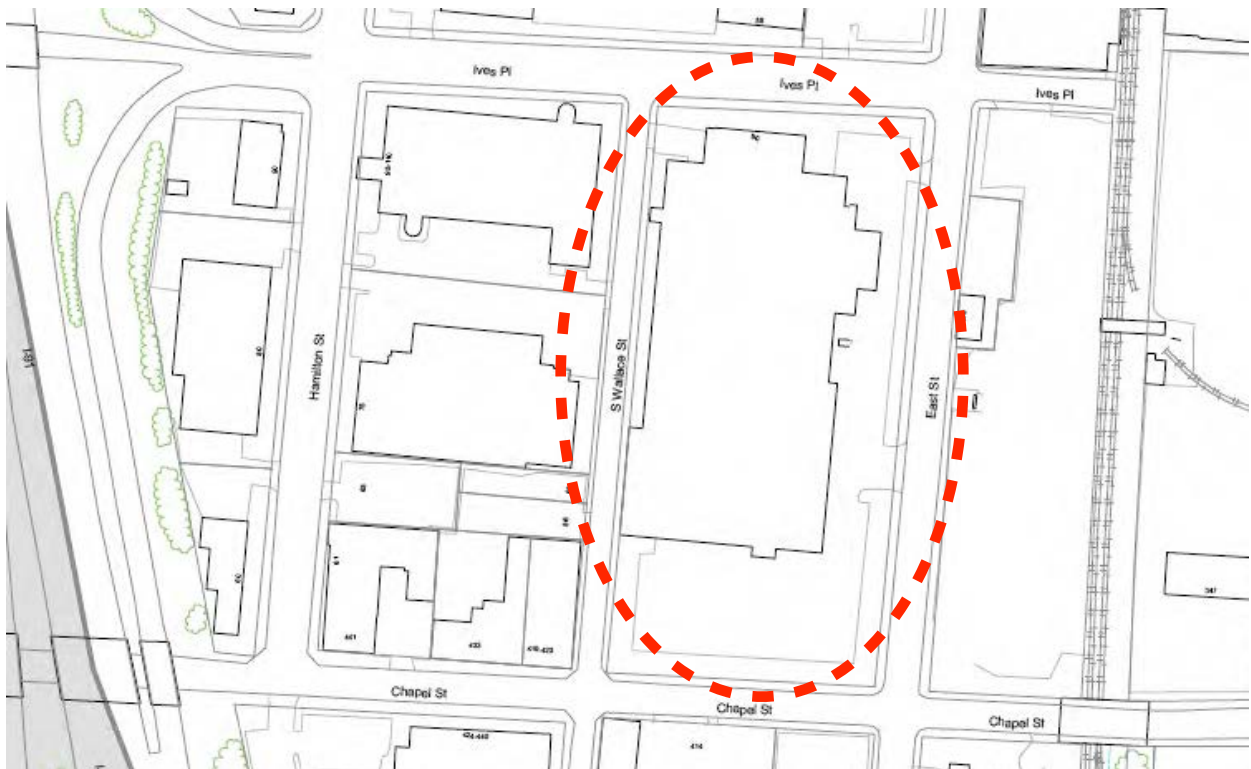
5. West elevation facing Wallace Street, camera facing southeast.



6. Southeast view of rear and East Street elevations, camera facing northwest.



7. East aerial view from Bing Maps <http://www.bing.com/maps/> accessed 6/13/2011.



8. Site Plan – detail from City of New Haven Tax Map 202/0555/001, not to scale, North ↑.