

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) Paul Russo Apartments - 107 Olive Street
 Building Name (Historic) Paul Russo Apartments
 Street Address or Location 101-109 Olive Street (aka 360 Greene Street)
 Town/City New Haven Village Wooster Square County New Haven
 Owner(s) Green Olive Properties Management LLC Public Private

PROPERTY INFORMATION

Present Use: Residential - Multi-family
 Historic Use: Residential - Multi-family
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Modernist - Brutalist Date of Construction 1965

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 type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input checked="" type="checkbox"/> Concrete (Type <u>Sand 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 and 3 Approximate Dimensions 67' x 34', 64' x 25'

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: _____

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 court between structures, driveway at east side.

Surrounding Environment:

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

• Interrelationship of building and surroundings: The small 2-building complex sits at the southeast corner of Olive and Greene Streets. The buildings are located on the western edge of the Wooster Square neighborhood and are surrounded by a mix of residential and commercial buildings, these being of both 19th- and 20th-century construction, including the Fire Headquarters Building across Olive Street, commercial uses along Grand Avenue, and the rehabilitated historic homes of Olive Street, Court Street and Greene Street. Wooster Square Park is one block to the southeast; downtown is a few blocks west.

• Other notable features of building or site (*Interior and/or Exterior*)
 This complex consists of 2 parallel rectangular blocks. The western (front) block is 3 stories high with concrete block walls, a simple metal fascia at the roof-line and a flat roof. The exposed concrete floor slab is slightly recessed behind the masonry plane at each floor and fenestration is contained in full-floor-height openings. Two 3-story stair bays project from the front and rear of the building, each providing access to adjacent dwelling units, totalling 8 in this building. These stair bays have open fronts, solid side fin walls, concrete stairs, and steel railings. The eastern (rear) block is 2 stories. The first story consists of 3 open parking bays formed by load-bearing concrete block side walls open on the east and west sides of the building. The second level containing 2 apartments has concrete block walls broken by full-height window bays. A 2nd-story recessed open porch is located at the north- and south-west corners of the building. Between the 2 buildings a narrow grassy open space has a few flowering trees and two spiral stairs from from the 2nd level.

Architect Simeone and Wendler Builder G. T. Vitagliano Construction, Orange CT

• Historical or Architectural importance:

The 10 (now 8) apartments created by the project were just a fraction of the 200 new units built as part of Wooster Square redevelopment plans by 1965; however they were significant enough to draw the interest of Mayor Dick Lee who participated in ground breaking ceremonies. During the event Lee stated that, "This modern and attractive new housing, together with our outstanding rehabilitation program, stand as symbols of a city that has shed the neglect of the past and is now moving toward a new and prosperous future". Notable highlights of the new apartments outlined in contemporary accounts included the location less than three blocks from the new Conte Community School and proximity to the redeveloped Grand Avenue shopping district. Like other contemporary designs, the building makes use of concrete block for a design with the abstract forms and full-height window openings. At the same time it adapts to the scale of the historic streetscape. Simeone & Wendler also designed a contemporary apartment building at 297 George Street (see Inventory form).

- Sources: Brown, Elizabeth Mills; *A Guide to Architecture & Urban Design*, Yale U. Press, New Haven, 1976. p. 191.
- 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 Tax Assessor's Record: Map/Block/Parcel: 208/0560/001, Building Department permit files.
- "1964 Annual Report of the Redevelopment Agency; New Haven, Connecticut," New Haven Redevelopment Agency, 1964.
- New Haven Redevelopment Agency pamphlet, "Wooster Square," October, 1965.

Photographer Lucas Karmazinas / Charlotte Hitchcock Date 12/02/2010

View Multiple Views Negative on File NHPT

Name Lucas Karmazinas Date 12/14/2010

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 _____



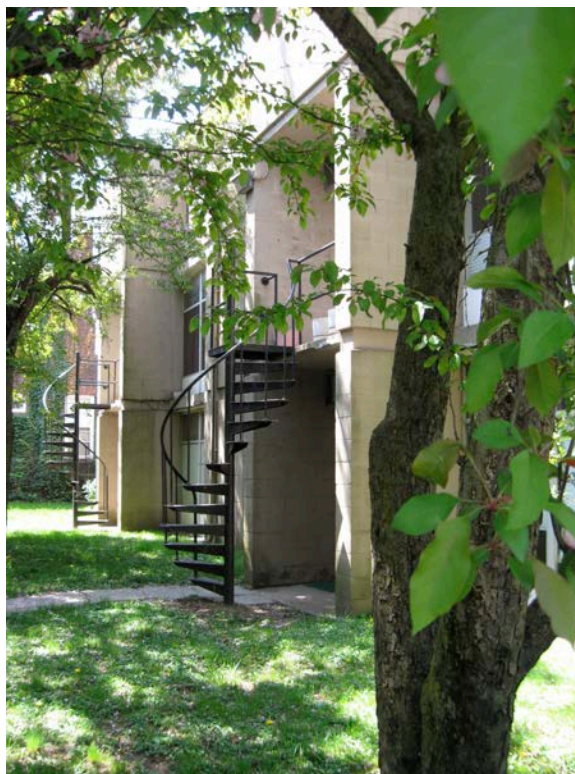
1. Southwest view of 3-story front building from Olive Street, camera facing northeast.



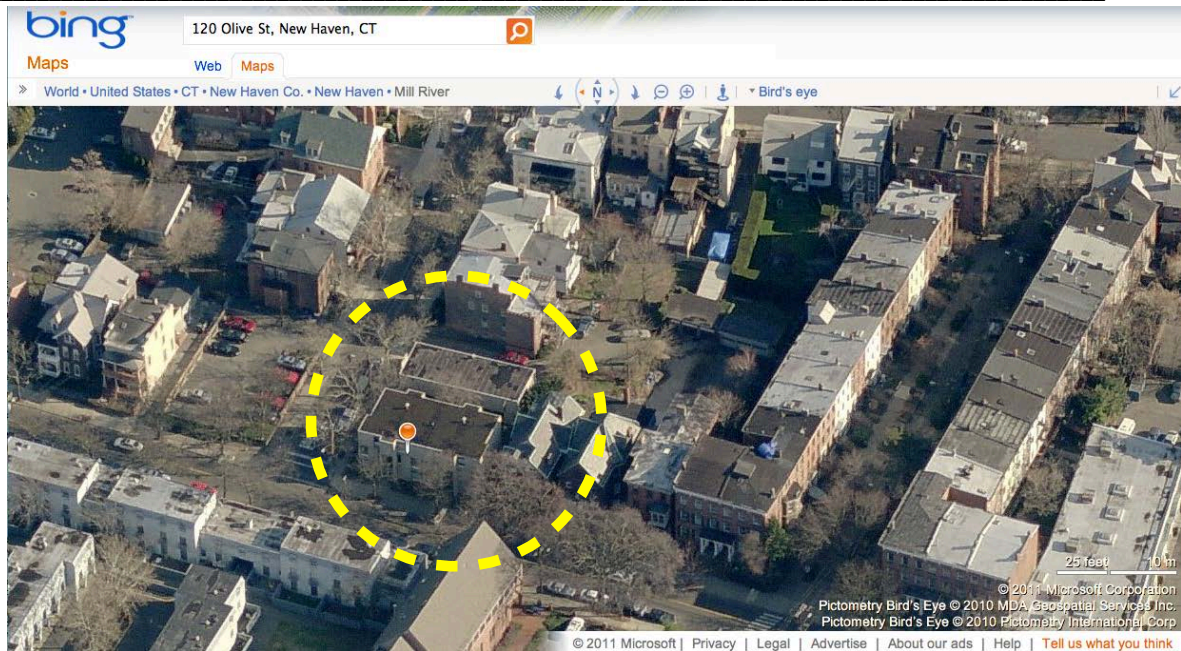
2. West view of front building from Olive Street, camera facing east, with context of adjacent historic house.



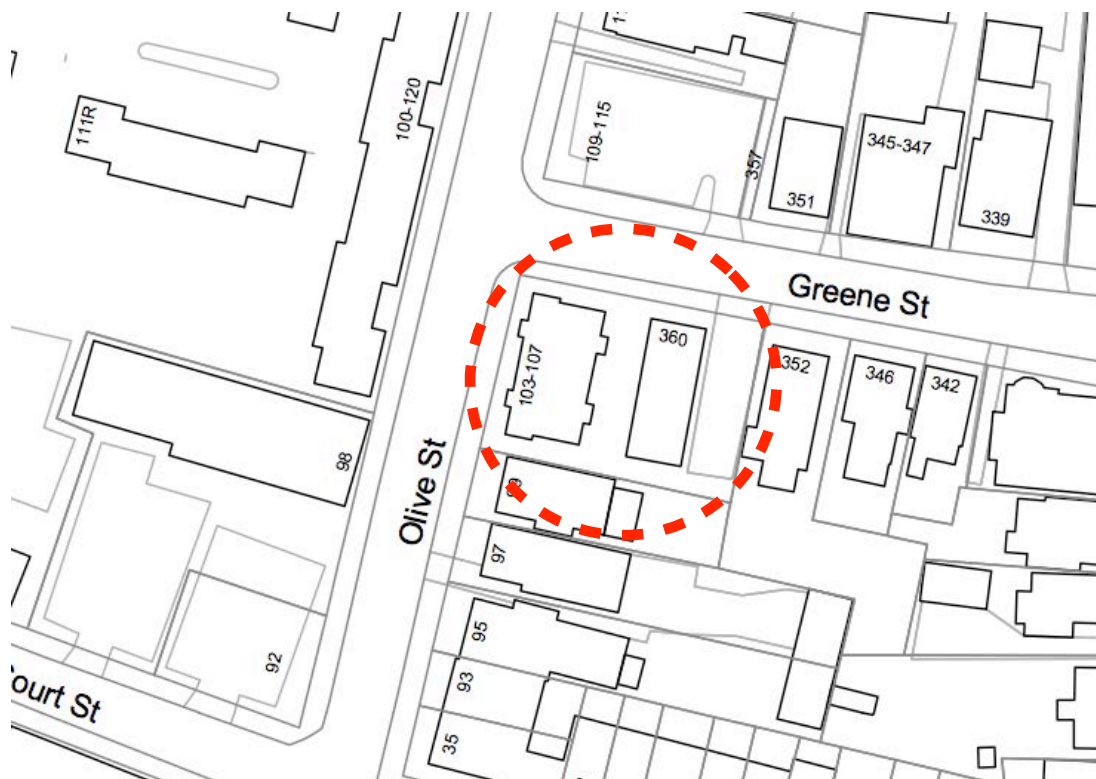
3. Northwest view of rear building from Greene Street, camera facing southeast.



4. Northwest view of rear of yard between buildings, camera facing southeast.



5. West aerial view from Bing Maps <http://www.bing.com/maps/> accessed 6/24/2011.



6. Site Plan – detail from City of New Haven Tax Map 208/0560/001, not to scale, North ↑.