

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) EOC Plaza
 Building Name (Historic) EOC (Emergency Operations Center) Plaza
 Street Address or Location 200 Orange Street
 Town/City New Haven Village _____ County New Haven
 Owner(s) City of New Haven Public Private

PROPERTY INFORMATION

Present Use: Public Open Space
 Historic Use: Public Open Space
Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain N/A
 Style of building Modernist - Brutalist Date of Construction c. 1978

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

- Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
- Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding
- Concrete (Type _____) Cut Stone (Type Granite) Other _____

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
- Other Reinforced Cast-in-place Concrete

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
- Gambrel Shed Hip Round Other N/A

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
- Built up Tile Other _____

Number of Stories: N/A Approximate Dimensions 198' x 50'

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: Adjacent plazas connecting with Court St., Federal Building, Orange St.

Surrounding Environment:

Open land Woodland Residential Commercial Industrial Rural

High building density Scattered buildings visible from site

- Interrelationship of building and surroundings:

The plaza forms a landscaped foreground for the Hall of Records building facing Orange Street and a public open space in a densely-built portion of downtown, with connections to other mid-block open spaces and to the New Haven Green.

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

The EOC Plaza is a raised plaza along the west side of Orange Street in front of the Hall of Records building (by Edgerton Swartwout, 1929; see separate Inventory Form); it forms the roof of the Emergency Operations Center built in about 1978. The plaza and its edgings are constructed of local Stony Creek granite in a composition of irregular polygons. The paving consists of radial patterns interrupted by bands perpendicular to the rays. In two places metal ventilation grilles are inset in the pavement. The edge of the plaza cantilevers out in thin granite slabs to form seating along the sidewalk. See continuation sheet.

Architect Paul Rudolph Builder _____

- Historical or Architectural importance:

See continuation sheet.

- Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture & Urban Design*, Yale University Press, New Haven, 1976, p. 113, 118.
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: 242/ 0267/ 007, Building Department permit files.
See Continuation sheet.

Photographer Christopher Wigren Date 3/10/2010

View Multiple views Negative on File NHPT

Name Christopher Wigren Date 3/25/2011

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 _____

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

Continued from page 2:

At its southern end, the plaza is truncated abruptly, showing that it was conceived as part of a larger plan. At the north end, steps go up to the entry of the Hall of Records; these stairs date from the construction of the Hall in 1929. Next to them, another flight of steps, dating from the construction of the plaza, goes down to an areaway.

The rear (west side) of the plaza is lined with a long bench formed of thin, stacked slabs of granite laid across lozenge-shaped posts. Some of the slabs project out to form low tables separating sections of the bench, and higher, thicker slabs form low backs. Behind the bench is a planter box level with the pavement and containing magnolias trimmed into a hedge and under-planted with ivy. To the south of the bench the planter terminates in a polygon; to the north, its line is continued by a raised planter (at the level of the bench supports) wrapping around the north end of the plaza, where it terminates in a polygon planted with a magnolia tree. Another planter, at the southeast corner of the plaza, is divided into two parts, one with a magnolia tree, and the other with yews trimmed as a low hedge. Near the north end of the plaza is a free-standing planter, containing a locust tree with ivy planted around its base. A ramp wraps around one side of this planter, while low steps climb up the other side.

Behind the west side of the plaza, an areaway provides access and light to the lower level of the Hall of Records. The area is also paved in granite, in a simpler pattern than that of the plaza, and accessed by the steps at the north end of the plaza, and at its south end by a concrete ramp sloping up to the sidewalk level (the ramp appears to be a later alteration designed to provide disability access to the building).

- Historical or Architectural importance:

The EOC plaza is historically significant as a part of New Haven's urban renewal program, one of the most extensive and ambitious in post-World War II America. A centerpiece of urban renewal was to be a new government center on the east side of the Green. As a mayoral candidate in 1958, Richard C. Lee announced his intention to build a new city hall, but the project met innumerable difficulties, suffered delays, and underwent extensive design changes before it finally was completed in the early 1990s.

The project's first architect, I. M. Pei, withdrew in 1967 at least partly in face of opposition, led by the New Haven Preservation Trust, to the proposed demolition of the old City Hall and the post office.

Pei was replaced in 1968 by Paul Marvin Rudolph (1918-1997), who played a leading role in New Haven's urban renewal program. He designed several prominent renewal projects, including the Temple Street Garage (see Inventory Form for 21 Temple Street), Crawford Manor (see Inventory Form for 90 Park Street), and Oriental Gardens (demolished), as well as unexecuted schemes for the Church Street project. For Yale University, Rudolph designed the Art and Architecture Building (see Inventory Form for 182 York Street), the Greeley Memorial Laboratory (see Inventory Form for 370 Prospect Street), and the Married Student Housing (291 Mansfield Street – see Inventory Form), plus an un-built addition to Payne Whitney Gymnasium. Rudolph served as the chairman of the University's Architecture Department from 1958 to 1965.

Rudolph created several different schemes for the government center, which was to include a new city hall as well as a library, a police station, and plazas; he was also to be coordinating architect for a new bank, federal office building, and parking garage. Drawings at the Library of Congress and in publications show complex, layered forms rather like those of Rudolph's Art and Architecture building, but generally lighter in massing, along with plazas and courtyards with radial-patterned paving and steps. Buildings and outdoor spaces alike have many different levels.

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

200 Orange Street, New Haven CT

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In the end, rising costs, shrinking revenues, and, no doubt, the rather overwhelming character of Rudolph's designs, doomed the project. In 1980, the New Haven Register reported that construction was 10 years behind schedule and that rising costs and decreasing levels of federal funding threatened to halt it altogether. Mayor Biagio DiLieto appointed a commission to consider yet another design. Rudolph was dropped, and in 1984 Herbert S. Newman and Crang & Boak unveiled a new scheme, which ultimately was constructed.

The only visible portion of Rudolph's design to be completed was this small plaza. The New Haven Register reported in 1980 that an underground parking garage, the new Emergency Operations Center, and some foundations also had been constructed. The plaza forms the roof of the Emergency Operations Center, which was inserted into what had been a sunken lawn between the Hall of Records and Orange Street. A permit for the first phase of the EOC was issued on 2 December 1977, and work was completed by March of 1980.

The EOC plaza is also architecturally significant as the only executed portion of a major work by an internationally known and influential architect. The plaza's design illustrates at a small scale Rudolph's romantic, highly personal style, characterized by its complex three-dimensional geometries—seen not only in the stonework, but even in the carefully trimmed plantings—its use of thin, floating planes, and multiple levels connected by steps and ramps.

• Sources (*continuation*):

Auster, Harvey. "New Government Center Nearing Reality." New Haven Register, 7 November 1971, page 8A.

"Chamber Report Assails State St. Renewal Plan." New Haven Register, 2 May 1967, pages 1, 38.

City of New Haven. Building Records. Permit no. 87313. "Emergency Operations Center." 2 December 1977.

"Construction Starts on City Hall-Library." New Haven Register, 25 October 1977, page 15.

"Fiscal Crunch May Hurt City Government Center." New Haven Register, 23 March 1980, pages 1, B-1.

Gonzales, Shirley. "New Buildings to Enhance Venerable City Hall." New Haven Register, 16 August 1984, pages 1, 49.

Library of Congress, Prints & Photographs Online Catalog (<http://lcweb2.loc.gov/pp/pphome.html>).

"New Haven Government Center, New Haven, Connecticut. Plan of complex and Green." n.d. Library of Congress control no. 2008679955. Available online at <http://www.loc.gov/pictures/item/2008679955/> (accessed 5 March 2011).

Paul Rudolph Foundation (http://paulrudolph.blogspot.com/2009_05_01_archive.html; accessed 19 February 2010).

Rudolph, Paul. Paul Rudolph: Dessins d'architecture. New York: Architectural Book Publishing Co., 1972, 1981.

Rudolph, Paul. "100 by Paul Rudolph 1946-74." Architecture + Urbanism 7/1977.

"Rudolph Named Architect for Center Complex." New Haven Register, 17 April 1968, page 88.

Venoit, Stanley. "Financing Plan Set for Long, Long-Awaited Federal Complex." New Haven Register, 24 June 1974, page 40.

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

200 Orange Street, New Haven CT

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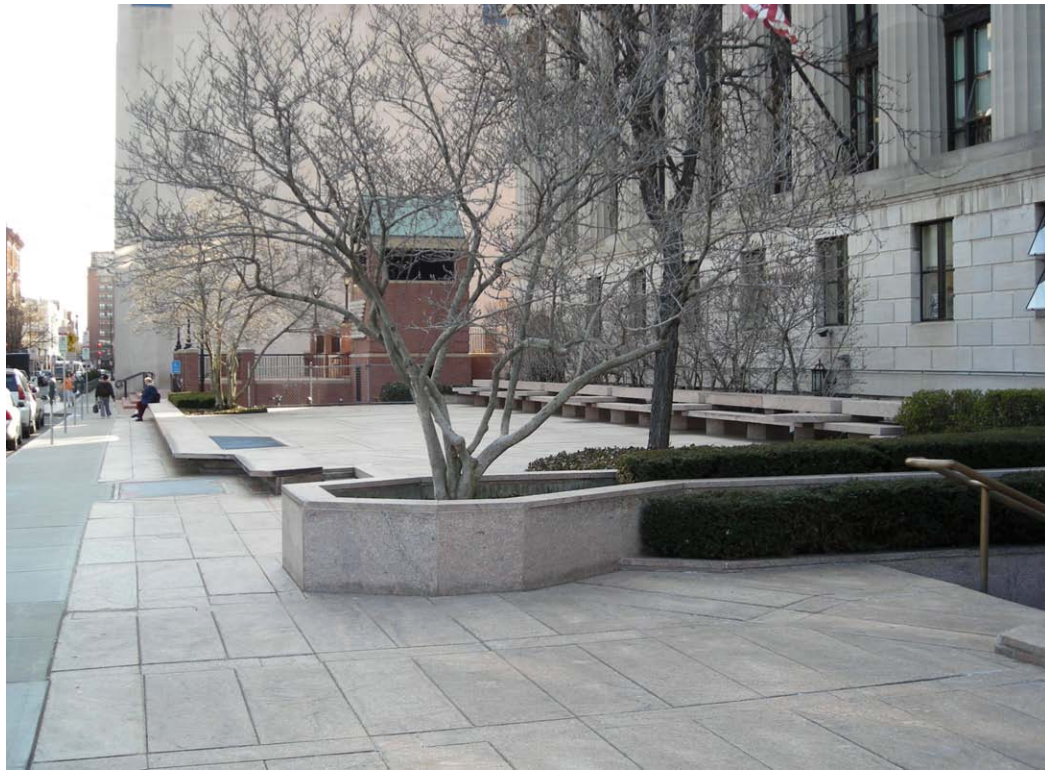
1. Upper level view, EOC Plaza, camera facing north.



2. View from building entrance, camera facing south.



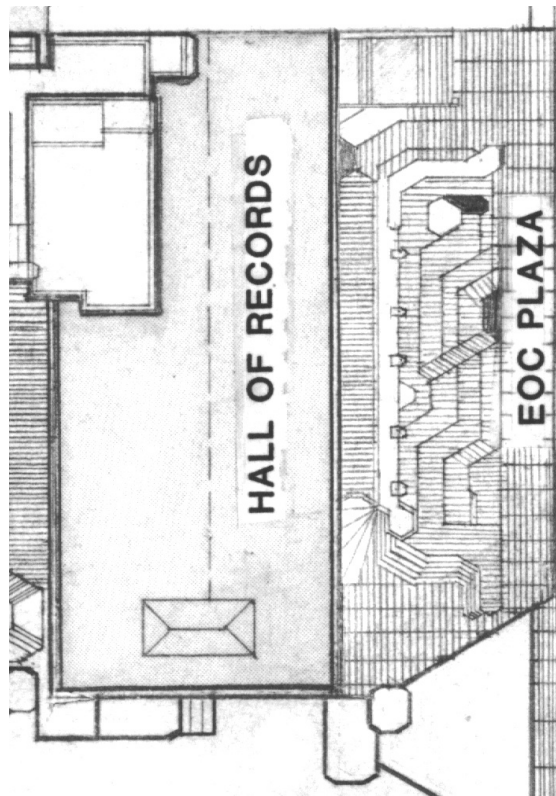
3. Detail view of seating, camera facing west.



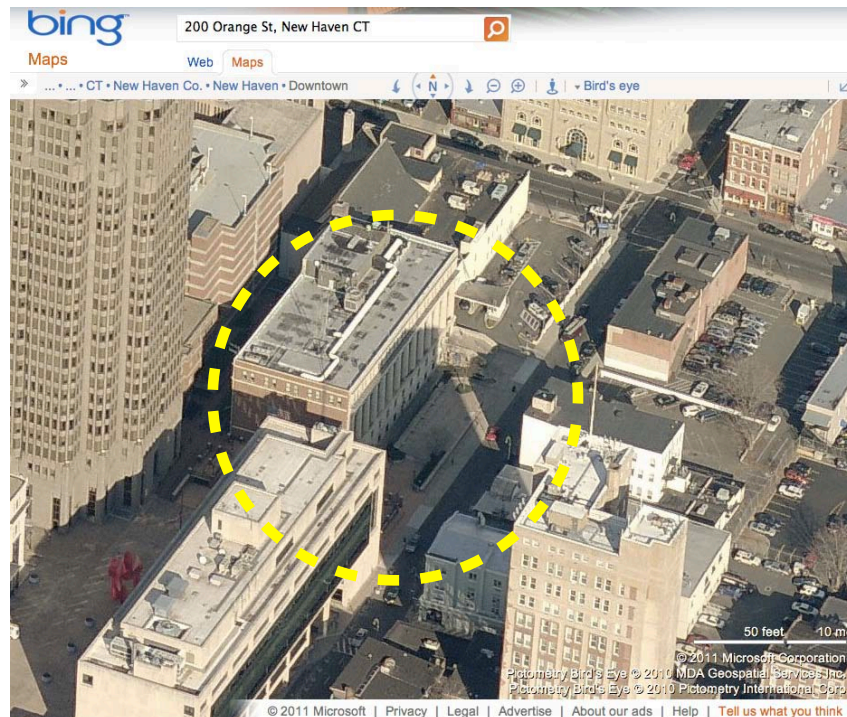
4. View from Orange Street sidewalk, camera facing southwest.



5. Detail view of north end of plaza, camera facing northwest.



6. Detail plan view from “New Haven Government Center, Plan of complex and Green.”



7. South aerial view from Bing Maps <http://www.bing.com/maps/> accessed 4/03/2011.