



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) Sage American Bar & Grill
 Building Name (Historic) Chart House Restaurant
 Street Address or Location 100 South Water Street
 Town/City New Haven Village City Point County New Haven
 Owner(s) D & A Restaurant Enterprises LLC Public Private

PROPERTY INFORMATION

Present Use: Commercial - Restaurant
 Historic Use: Commercial - Restaurant
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain During restaurant hours
 Style of building Modernist - California Date of Construction 1974

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 type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Plywood siding (T-111)</u> | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other Laminated wood beams

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 70' x 73'

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: Parking on pier north of building, marina and Long Island Sound at all other sides.

Surrounding Environment:

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

• Interrelationship of building and surroundings:

The building sits at the end of a large pier extending into New Haven Harbor. Docks and boatyards are located adjacent to the pier, while the surrounding City Point (or Oyster Point) neighborhood is residential. The architecture in the area is a mix of 19th- and 20th-century construction and the immediate area is a Local Historic District.

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

The building at 100 South Water Street consists of 2 adjoining rectangular wood-framed blocks, with grade beam foundations on wood piles. The narrower north portion is 1-story and has a shed roof sloping up to meet the vertical wall of the 2-story south block, which has a higher shed roof sloping down toward the south. The building is clad in vertical grooved plywood siding (T-111) with corner board trim and a belt course at the floor level. Clerestory windows in the north wall of the south block are in a horizontal band above the high point of the north shed roof. The roof covers the building's recessed entry at the northwest corner of the north block. The 1st story of the south block is filled with continuous windows, looking south to the water views. The 2nd story roof extends over a porch running the length of its southern (rear) elevation, also above an exterior 1st floor deck. Like the 1st floor, the exterior walls of the 2nd floor are filled with windows, providing unobstructed views of the harbor to the south. A massive chimney projects from the south roof plane, off-center toward the east, signaling the location of a fireplace inside.

Architect William L. Pereira & Associates, Los Angeles CA Builder Grid Construction Corporation, Orange CT

• Historical or Architectural importance:

Built in 1974, the Chart House Restaurant was the first of a multitude of planned developments targeted at revitalizing New Haven's waterfront spaces at City Point in the Hill neighborhood. Situated on a pier extending into the New Haven harbor, the restaurant was one of a national chain which served steak and seafood dishes. The main dining room accommodated 180 guests while an additional second level held a lounge and bar overlooking a portion of the first floor. The restaurant's location, adjacent to the Point West Marina, emphasized its maritime fare as well as the city's historical connection to Long Island Sound. The restaurant continues in operation as Sage American Grill, with the Pequonnock Yacht Club occupying the second floor. With its 2 juxtaposed sheds forming angular abstract forms evoking fishermen's shacks, the building represents a California Modernism of the type exemplified by Sea Ranch.

• Sources: Brown, Elizabeth Mills; *A Guide to Architecture & Urban Design*, Yale U. Press, New Haven, 1976, p. 92.

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: 232/0002/02003, Building Department permit files.

"New Haven Redevelopment Agency Annual Report; 1974," *The Journal-Courier*, October 28, 1974.

Photographer Lucas Karmazinas Date 6/01/2010

View Multiple Views Negative on File NHPT

Name Lucas Karmazinas Date 7/06/2010

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:

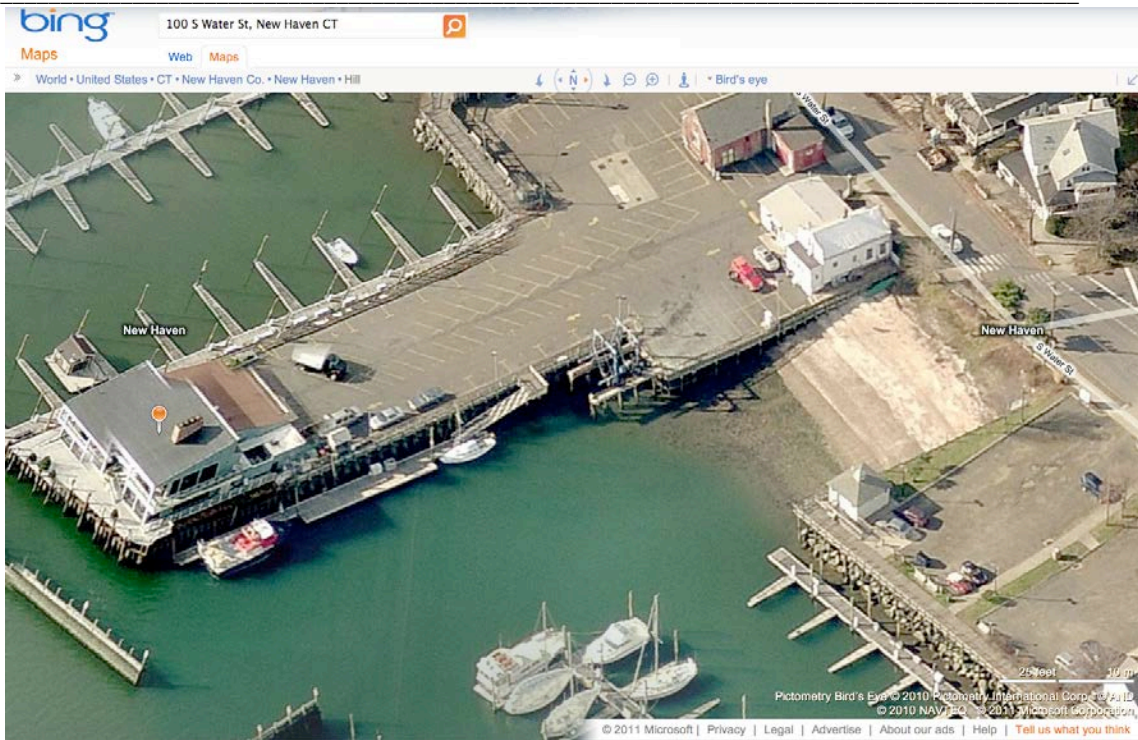
- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____



1. North (front) elevation from South Water Street, camera facing south.



2. Northeast view from entrance drive, camera facing southwest.



4. East aerial view from Bing Maps <http://www.bing.com/maps/> accessed 6/25/2011.



5. Site Plan – detail from City of New Haven Tax Map 232/002/0203, not to scale, North ↑.