



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) Torrington Supply Company
 Building Name (Historic) Elm City Plumbing Supply
 Street Address or Location 87 Union Street
 Town/City New Haven Village Wooster Square County New Haven
 Owner(s) Hill Commerce Realty Company Public Private

PROPERTY INFORMATION

Present Use: plumbing supply warehouse and showroom
 Historic Use: plumbing supply warehouse and showroom

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain Some areas during business hours
 Style of building Modernist Date of Construction 1961

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>Masonry units</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 Rubber membrane

Number of Stories: 1 Approximate Dimensions 180' x 378'; 50,760 square feet

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: Asphalt paved parking and loading, front yard landscaping

Surrounding Environment:

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

• Interrelationship of building and surroundings: The site spans the block between Union Street and Olive Street, and has facades on both. It abuts the residential Wooster Square neighborhood to the east and the commercial downtown to the west. The residential area is a mix of 19th- and mid-20th-century 2- and 3-story buildings while the adjacent commercial buildings are contemporary, built during the Redevelopment Period of the 1960s.

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

The building is a 1-story flat-roofed concrete masonry warehouse that spans between Union and Olive Streets. The exterior walls are painted concrete block masonry with recessed reveals punctuating the facade indicating structural bays. The west facade faces Union Street across a narrow landscaped front yard. A horizontal band of glazed full-height show windows with an entry to the right of center, occupies roughly half the frontage, off-center toward the right (south). A return at the southwest corner has a second entrance from the parking. The south wall is a series of loading bays and docks. The east facade, angled slightly to parallel Olive Street, has a strip of show windows and an entry behind a landscaped yard, similar to the west. This appears to be rental office space. A perforated concrete masonry screen wall closes off the parking areas from view on the Olive Street side. The north wall is blank, abutting the adjacent property.

Architect Charles H. Abramowitz Builder H. Skolnick & Son, Inc.

• Historical or Architectural importance: The immediate area was planned as a model wholesale-service district between rehabilitated residential Wooster Square and the downtown. This building continues to serve its original purpose as a wholesale plumbing warehouse and showroom. Although it is an unpretentious functional warehouse, the philosophy of the Redevelopment Agency and its staff architect was to require a high level of design in their projects, intending to re-make the image of the city as a clean and modern place. Therefore some attention was paid to the design of clean abstract forms, animating the street facades by locating the service-oriented functions along the sidewalk exposures, and landscaping the narrow front yards. Hommann made a point of the importance of landscaping for the pedestrian by illustrating this property in "Wooster Square Design" (Hommann, p. 148) as its plantings complement the park across the street (see 698 Chapel Street). Creating "industrial parks" was a literal agenda for the Agency (Hommann, p. 145).

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976, p.178-81.
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, p. 145-148, 189.
New Haven Tax Assessor's Record: Map/Block/Parcel: 225/ 0532/ 00400, Building Department permit files.

Photographer Charlotte Hitchcock Date 11/09/2010

View East and West Facades Negative on File NHPT

Name Charlotte Hitchcock Date 11/30/2010

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. West view from Union Street, camera facing southeast.



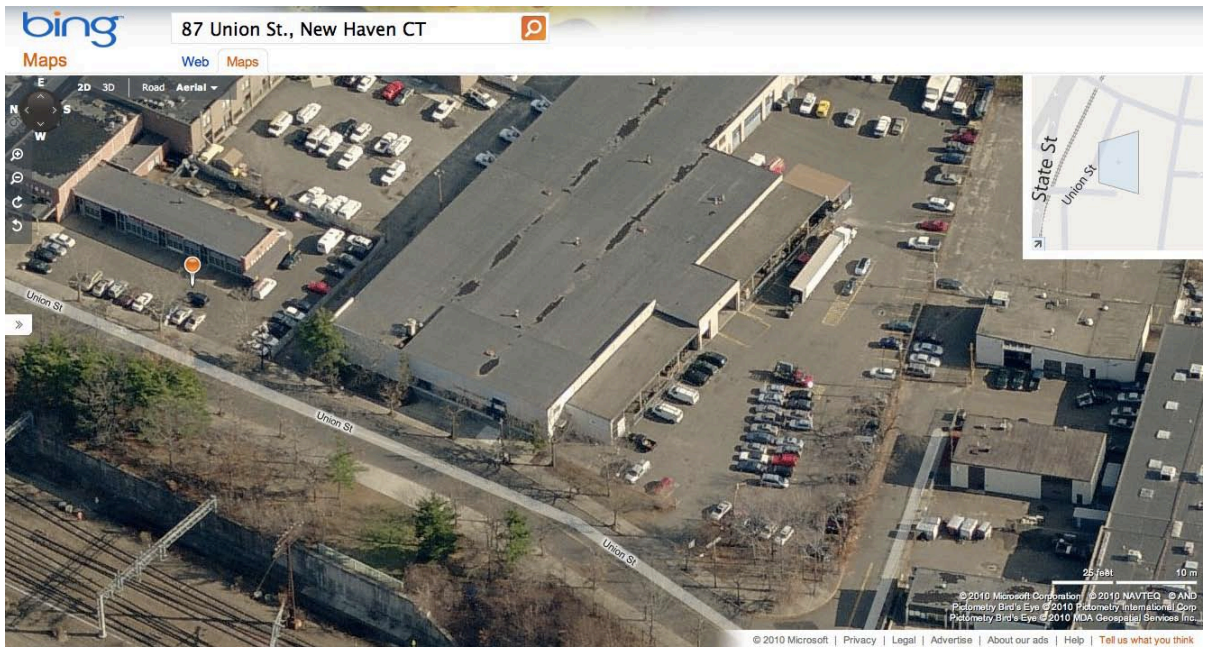
2. East view from Olive Street, camera facing northwest, showing masonry screen wall and secondary façade.



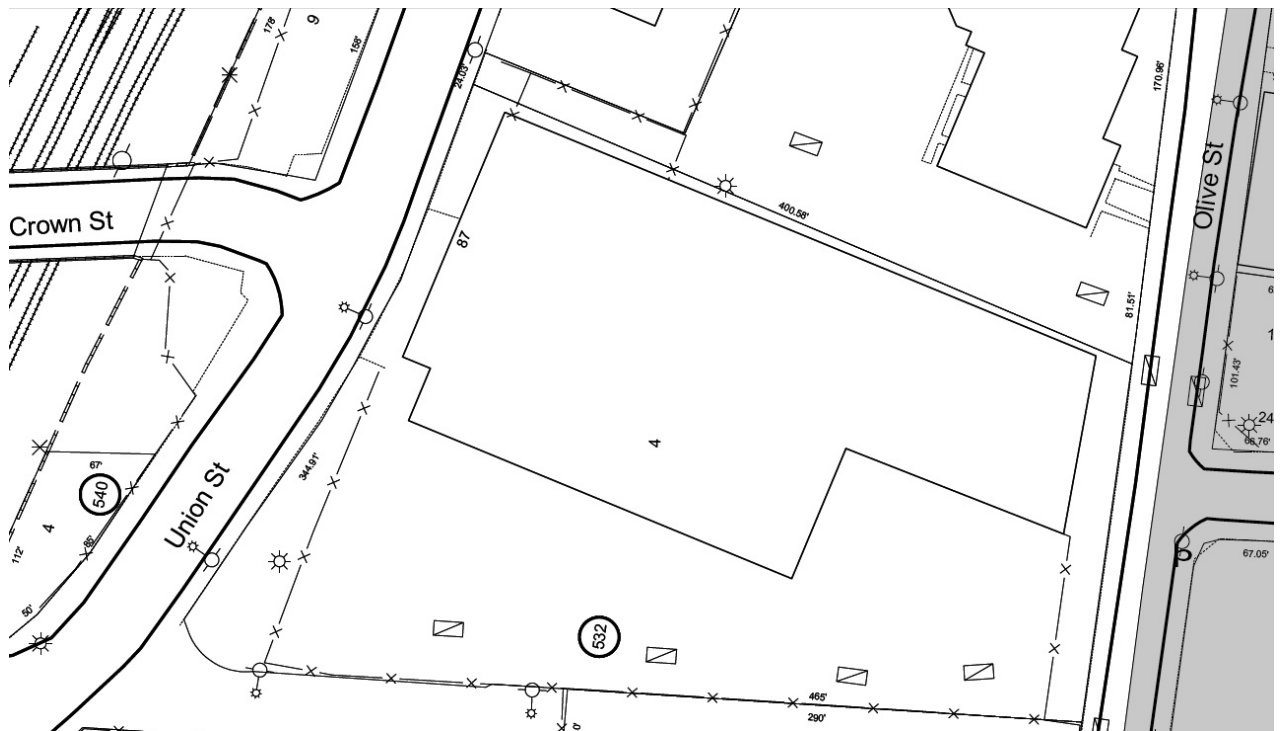
3. West view from Union Street Park, replicating the view in Hommann.



4. Hommann, p. 148, illustrating the goal of beautification with landscaping.



5. West aerial view from Bing Maps, . <http://www.bing.com/maps/> accessed 11/10/2010.



4. Site Plan – from City of New Haven Tax Map 225/532/004 .