

## HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: National Register and State Register Coordinator,  
State Historic Preservation Office, Department of Economic and Community Development,  
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) Church Street South Housing

Building Name (Historic) Church Street South Housing

Street Address or Location 91, 94 Columbus Ave.; 86 South Orange St.; 1 Tower Lane; 89,169 Union Ave.

Town/City New Haven Village \_\_\_\_\_ County New Haven

Owner(s) Church Street New Haven LLC, 2150 Washington St, Newton, MA 02462  Public  Private

### PROPERTY INFORMATION

Present Use: DOMESTIC: Multiple dwellings

Historic Use: DOMESTIC: Multiple dwellings

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

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

Style of building MODERN MOVEMENT: Postmodern Date of Construction 1969

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>block masonry,</u><br><u>precast plank</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 Precast concrete plank floors

#### 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: 3 & 4 Approximate Dimensions 8.26 acres, multiple buildings

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: Planned demolition 2016

**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 courts, paved pedestrian paths, paved parking & drives.

**Surrounding Environment:**

Open land     Woodland     Residential     Commercial     Industrial     Rural

High building density     Scattered buildings visible from site

• Interrelationship of building and surroundings: The site is approximately 10.5 acres including privately-owned residential buildings and parking areas; publicly-owned playgrounds, green space, and pedestrian paths; and an unused section of Columbus Avenue planted in lawn. Adjoining on the north and east are elderly housing complexes contemporary with Church St. South. The area is between the historic 1920 New Haven Union Station to the south, and Route 34 (the Oak Street Connector) to the north, a highway which separates the downtown from this area. To the west is the 19th- 20th-century Hill neighborhood.

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

The 23 buildings are 3- or 4-story flat-roofed rectangular blocks with from six to 23 apartments, arranged at various orientations to create exterior spaces for pedestrian circulation, playgrounds, and plazas. Some buildings have parking underneath at grade. Apartments have townhouse style individual entries. Construction is of smooth and split-faced concrete block masonry walls and pre-cast concrete plank floors. Construction is simple, with the entryways and stairs at the building ends providing interest in the massing, along with additional accessory structures. A pedestrian pathway winds through the complex, with several plazas forming public open space, framed architecturally by sculptural gateways and paving patterns. Supergraphics painted on walls originally provided a cheerful and humorous decorative scheme. Commercial space for shops and day-care is frames the plazas. See continuation sheet.

Architect Charles Moore ML/TW (aka Moore Grover Harper) Builder \_\_\_\_\_

• Historical or Architectural importance:

See continuation sheet.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University 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.

Maynard, Preston. 1981. HRI 159. New Haven Architectural Survey. Map/block/lot: multiple parcels.

See continuation sheet.

Photographer Charlotte Hitchcock Date 10/26/2016

View Multiple Views Negative on File NHPT

Name Charlotte Hitchcock Date 11/09/2016

Organization New Haven Preservation Trust

Address 922 State Street, P.O. Box 8968, New Haven, CT 06532

• Subsequent field evaluations:

The site is bounded by Church Street South, Columbus Avenue, Union Avenue, South Orange Street, and Tower Lane. Privately owned parcels with buildings are intermixed with public land (playgrounds and pedestrian walkways) and with the right-of-way of Columbus Avenue between Church Street South and South Orange Street.

See continuation sheet for latitude, longitude boundaries of the site.

**Threats to the building or site:**

None known     Highways     Vandalism     Developers     Renewal     Private

Deterioration     Zoning     Other \_\_\_\_\_     Explanation Demolition 2016

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 Other notable features of building or site (*continued*):

Data table – list of buildings with number of Dwelling Units (DU). B/P refers to a ground floor with a Basement apartment and Parking:

86 South Orange St. M/B/L 238/ 0110/ 00200 1.46 acre

Building 1	3 story	31' x 65'	6 DU
Building 2	3 +B/P	31' x 161'	15 DU
Building 3	3 story	31' x 225'	21 DU
Building 4	3 +B/P	31' x 193'	18 DU
Building 5	3 story	31' x 65'	6 DU

1 Tower Lane M/B/L 238/ 0110/ 00300 0.25 acre

Note: This was intended to be one of four buildings surrounding a plaza, at the north end of the pedestrian path / public park. The planned project was not completed.

Building 1	3 story	31' x 129'	14 DU
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94 Columbus Ave. M/B/L 238/0086/00200 2.06 acres

Building 1	2 story	42' x 52'	Commercial / day care
Building 2	3 +B/P	31' x 161'	15 DU
Building 3	3 +B/P	31' x 97'	9 DU
Building 4	3 +B/P	31' x 161'	15 DU
Building 5	3 story	31' x 128'	14 DU
Building 6	3 story	31' x 97'	9 DU
Building 7	3 +B/P	31' x 225'	21 DU

91 Columbus Ave. M/B/L 238/0110/00100 0.89 acres

Building 1	3 +B/P	31' x 97'	9 DU
Building -2	3 +B/P	31' x 129'	15 DU
Building -3	3 +B/P	31' x 161'	12 DU

89 Union Ave. M/B/L 238/0086/00300 1.66 acre

Building 1	3 story	31' x 65'	8 DU
Building 2	3 story	31' x 129'	12 DU
Building 3	3 story	31' x 225'	21 DU
Building 4	2 story	26' x 32'	Commercial
Building 5	2 story	Commercial	

169 Union Ave. M/B/L 237/0086/00100 1.96 acres

Building 1	3 story	31' x 224'	23 DU
Building 2	3 story	31' x 97'	11 DU
Building 3	3 story	31' x 97'	9 DU
Building 4	3 story	31' x 193'	18 DU
Building 5	1 story	26' x 34'	Garage

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### Historical or Architectural importance (*continued*):

The Church Street South development was a project of New Haven's urban renewal era of the 1960s. A previous densely built area, the Oak Street neighborhood, was largely demolished for construction of the Route 34 Oak Street Connector through the city to intersect with new highways (Connecticut Turnpike/I-95 and I-91). South of Route 34 and north of Union Station and the railroad tracks, the Church Street South redevelopment area included commercial uses at the northwestern areas closer to Yale New Haven Hospital, and residential development which was intended to form a link between the station and the New Haven Green, the heart of downtown.

A 1965 scheme designed by Mies van der Rohe in an International-style vocabulary with rectilinear towers in a grassy park, was set aside, and Charles Moore, the new chairman of the Yale Architecture department, was hired with his firm ML/TW. His plan had numerous challenges, from the route of US Route 1 (Columbus Avenue) bisecting the site, to budget problems which forced a change of materials from pre-cast concrete to concrete block masonry. Funding sources for the construction were delayed and caused the project to change from a mixed income clientele to all low-income residents. Much of the development was built in 1969-1970. The last six buildings at the north end of the site, 100 dwelling units, were never built and their site is now occupied by a Greek Orthodox church and additional parking for the high-rise Tower One elderly housing (also designed by Moore's firm, ML/TW).

The project garnered publicity, however, for its innovative site planning, in which the spaces created between the buildings were as important as the buildings themselves, in creating a village-like physical community; and for the attempt to knit together the downtown and railroad station into a coherent urban plan. The provision of parking in open bays at a level below the apartments out of sight from the gardens and pedestrian paths, was an innovative feature shared with other contemporary projects (for instance, Trade Union Plaza on George Street).

### A description by the architecture firm describes the project:

The Church Street South project, occupying 13 acres of urban renewal land in New Haven, Connecticut and scheduled for completion in late 1969 or early 1970 represents the largest single concentration of low and middle income housing in the city to date [including high-rise private elderly housing at the north end and city-owned elderly housing at the east corner].

The 400 apartments [300 completed], comprised of 1, 2, 3, 4 and 5 bedroom units, are sponsored by the New Haven Jaycees (Junior Chamber of Commerce) and financed under the 221 (d) (3) program of the Federal Housing Administration.

The units, all having either private balconies or direct access to the ground in the form of private, walled gardens, are structured around an economical system of bearing masonry walls and pre-cast concrete floors and roofs. A "split-faced" concrete masonry block, as well as glazed block, is used on the exterior surface, the latter primarily to identify and differentiate the areas of the project, one from another.

The [300] units, contained within [23] apartment blocks, are integrated on the site with various buildings of community, social and commercial usage, so as to form the basis for a more complete, diversified neighborhood than that offered by housing alone. The whole is then grouped around and along a city owned "spine", cutting North to South through the site, containing walks, plazas, parks, fountains and a foot bridge [unbuilt] which, it is hoped, will act in a unifying capacity for the project and at the same time, perform a vitally needed architectural service for New Haven by linking the now isolated Railroad Station on one side of the site, with the central Business District of the city on the other (Connecticut Trust archives, Moore 1970).

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The development's success was hampered by its large size, lack of economic diversity, and the challenge of sustaining the cooperative ownership model, much as at other developments of the period (e.g. Trade Union Plaza). Some have succeeded through attentive management and consistent maintenance; Church Street South has not done as well. By 1983 its ownership had been taken over by the City of New Haven, and in 2008 it was sold to a private developer. Current plans are to demolish the buildings and redevelop the site.

Church Street South is significant as the only local example of the work of architect Charles W. Moore, and as an example of Postmodern design. Although it was praised initially for its quirky supergraphic wall paintings and festive plazas, it was also criticized for the barracks-like concrete block walls and for failures of maintenance. Perhaps most significant, the planning principles at work reflect the era of Jane Jacobs and Venturi and Scott Brown, in which designers turned away from International-style planning and toward a more vibrant and irreverent direction. They took lessons from what already works in existing and historic environments to create new urban plans that would foster lively interactions, mixing living, shopping, working, and play in community design. Instead of strictly controlled abstract geometry, they advocated urban spaces and buildings that reflect the circumstances of the particular place and users (Muschamp, 1993).

Architect:

**Charles Willard Moore** (1925-1993) was born in Benton Harbor, Michigan. Moore spent the World War II years as a student of architecture at the University of Michigan. After graduating in 1947, Moore went to San Francisco, attracted by the European qualities of the city, and the legacy of the Bay Region Vernacular. He apprenticed in several offices there.

Moore applied for and was awarded Cranbrook Academy's Booth Travel Fellowship. During 1949 and 1950, he traveled through Europe and Northern Africa, where he painted, photographed, wrote, and filmed architecture. His college mentor, Roger Bailey, had left the University of Michigan and moved to Salt Lake City, where he established Utah's first architecture program. He asked Moore to join the new faculty. Moore felt that this teaching experience was remarkable, because he and his colleagues were able to invent an entire architectural curriculum, without an established tradition.

Anticipating a draft notice in 1950, Charles Moore enlisted in the military, and was sent to Seoul, Korea, serving in the Army Corps of Engineers. His trips on leave to Japan would profoundly shape his work.

Moore enrolled at Princeton University upon discharge. He arrived there in 1954 and met fellow students who would remain lifelong friends and collaborators, including William Turnbull, Jr., and Donlyn Lyndon. Moore's work at Princeton was influenced by Louis Kahn, for whom he served as a Teaching Assistant. Moore completed a Master's Degree and Ph.D. In 1957, Moore returned to California, where he commenced a 35-year career of design, teaching, writing, collecting, and travel. Moore taught and led departments at UC Berkeley, Yale University, UCLA, and the University of Texas. He would establish seven architecture firms, and write a dozen books.

While at Berkeley, Moore began collaborating with William Turnbull, Jr., Donlyn Lyndon, and Richard Whitaker. Their firm, MLTW, soon began producing distinctive work in California, including Moore's own house at Orinda; small houses and cabins along the California coast; and, most notably, the Sea Ranch Condominium in Sonoma County.

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When Moore accepted the chairmanship of the Yale School of Architecture (1965-1975) he continued his collaborations with the Berkeley group, establishing a satellite office in New Haven known as MLTW: Moore/Turnbull. During this period, he designed the Church Street South development.

As dean of the Yale School of Architecture, Moore hired Robert Venturi and Denise Scott Brown to teach, thus supporting the evolution of Postmodernism. He established the Yale Building Project, which initially sent first-year graduate students to Kentucky to build the New Zion Community Center. His own work spanned urban and landscape design as well as architecture; contemporary with Jane Jacobs's critique of Modernist city planning and urban renewal, Moore's work created vibrant and celebratory environments, in the Postmodernist idiom.

### Sources (*continued*):

AIA Historical Directory of American Architects,

<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/What's%20here.aspx>

City of New Haven Tax Assessor's Records and Geographic Information System. Accessed 11/10/2016 at:

<http://gis.vgsi.com/newhavenct/Search.aspx>

Connecticut Trust for Historic Preservation, Archives. Accessed October 2016.

Fitch, James Marston. 1973. *American Building: the Historical Forces That Shaped It, Second Edition*. New York: Shoken Books.

Hopkins, Jonathan. 10/30/2015. "Raze, Preserve, or Renew?" *New Haven Independent*. Accessed 11/15/2016 at <http://www.newhavenindependent.org/index.php/archives/entry/churchstsouth3rdway/>.

"Housing: low-moderate baroque." 5/1972. *Progressive Architecture*. pp. 75-83.

Lange, Alexandra. 2014. "Charles Moore: Going against the grain." Arch/daily web site, accessed 11/15/2016 at: <http://www.archdaily.com/513005/charles-moore-going-against-the-grain>.

### Maps and aerial views:

Bing Maps accessed at: <https://www.bing.com/mapspreview>

Google Maps accessed at: <https://www.google.com/maps/>

Metz, Don and Yuji Noga. 1966. *New Architecture in New Haven*. Cambridge: MIT Press.

Moore, Charles W. biography. Accessed 11/15/2016 at Charles Moore web site:

<http://www.charlesmoore.org/who.html>.

Muschamp, Herbert. 12/17/1993. "Charles Moore, Innovative Post-Modern Architect, is Dead at 68." *New York Times*.

New Haven Modern web site. New Haven Preservation Trust. Additional photography by Karen Krochmal. Accessed at: <http://newhavenmodern.org/>.

Rae, Douglas W. 2003. *City: Urbanism and its End*. Pp. 382-3. New Haven: Yale University Press.

Whiffen, Marcus and Frederick Koeper. 1981. *American Architecture: 1607-1976*. Cambridge: MIT Press.

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Subsequent field evaluations / Latitude, Longitude (*continued*):

Property description:

Note: The boundaries below outline the perimeter of the building parcels but also include some interior publicly-owned parcels comprising playgrounds and pedestrian walkways.

Area south of Columbus Avenue:

- Corner of Church St & 169 Union Ave.: 41.29673, -72.928452
- East to Union Ave.: 41.296767, -72.928076
- Northeast to NE corner of 89 Union Ave.: 41.298324, -72.926641
- Irregular boundary Northwest to corner of Columbus Ave. & South Orange St. (NE corner of 89 Union Ave. parcel): 41.298903, -72.926982
- West to NW corner of 94 Columbus Ave. at Church St. South: 41.298633, -72.928873
- South along Church St. South to beginning.

Area north of Columbus Avenue:

- Southwest corner of 91 Columbus Ave. 41.298943, -72.92894
- East to South Orange St.: 41.299175,-72.92696
- North to corner of 86 South Orange St.: 41.300035,-72.927065
- Irregular boundary NW to corner of 1 Tower Lane parcel: 41.300309,-72.927623
- Irregular boundary West to corner of 1 Tower Lane parcel: 41.30018,-72.928162
- Irregular boundary South to NE corner of 91 Columbus Ave.: 41.299576, -72.928194
- West to Church St. South: 41.299402, -72.929047
- South along Church St. South to beginning.

The following parcels comprise the site, per the City of New Haven Tax Assessor’s records:

Owner: Church Street New Haven LLC

86 South Orange Street	Map/block/lot: 238/ 0110/ 00200	1.46 acre
1 Tower Lane	Map/block/lot: 238/ 0110/ 00300	0.25 acre
94 Columbus Avenue	Map/block/lot: 238/0086/00200	2.06 acres
91 Columbus Avenue	Map/block/lot: 238/0110/00100	0.89 acres
89 Union Avenue	Map/block/lot: 238/0086/00300	1.66 acre
169 Union Avenue	Map/block/lot: 237/0086/00100	1.96 acres

Owner: City of New Haven

9 Tower Lane	Map/block.lot: 238/0220/00401	1.27 acres
Union Avenue	Map/block.lot: 237/0086/00500	0.88 acres

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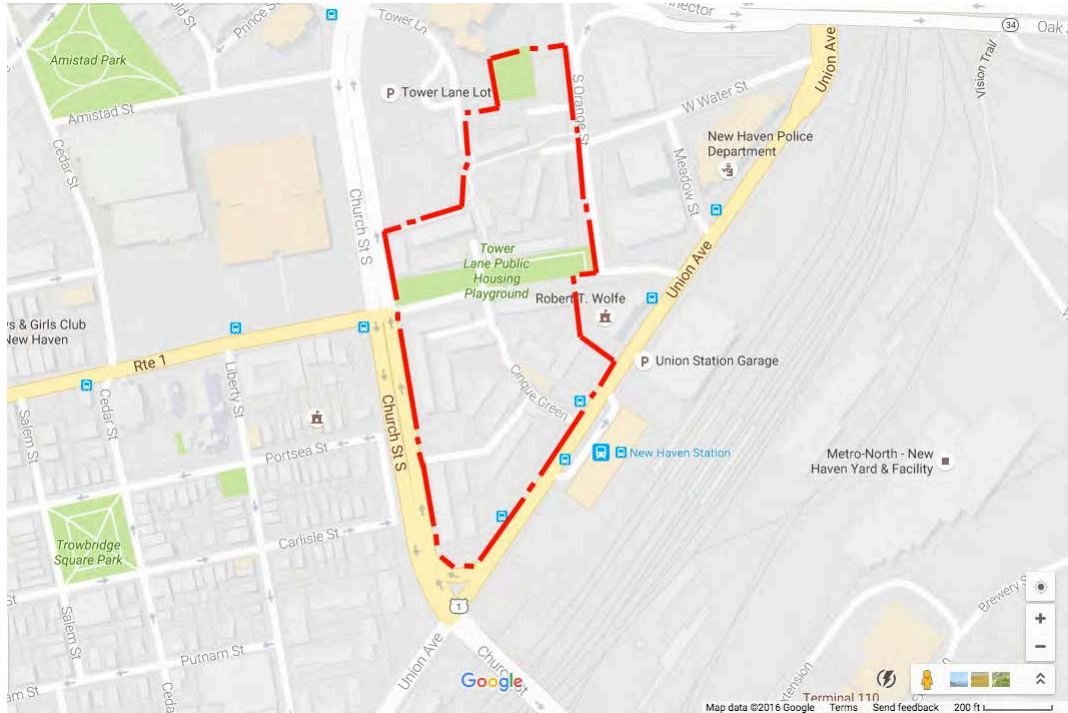


Figure 1. Location map of Church Street South. Base image from Google Maps accessed 11/17/2016. Annotated to show the extent of the development site.



Figure 2. West aerial view of Church Street South. Base image from Bing Maps accessed 11/17/2016. Annotated to show the extent of the development site.



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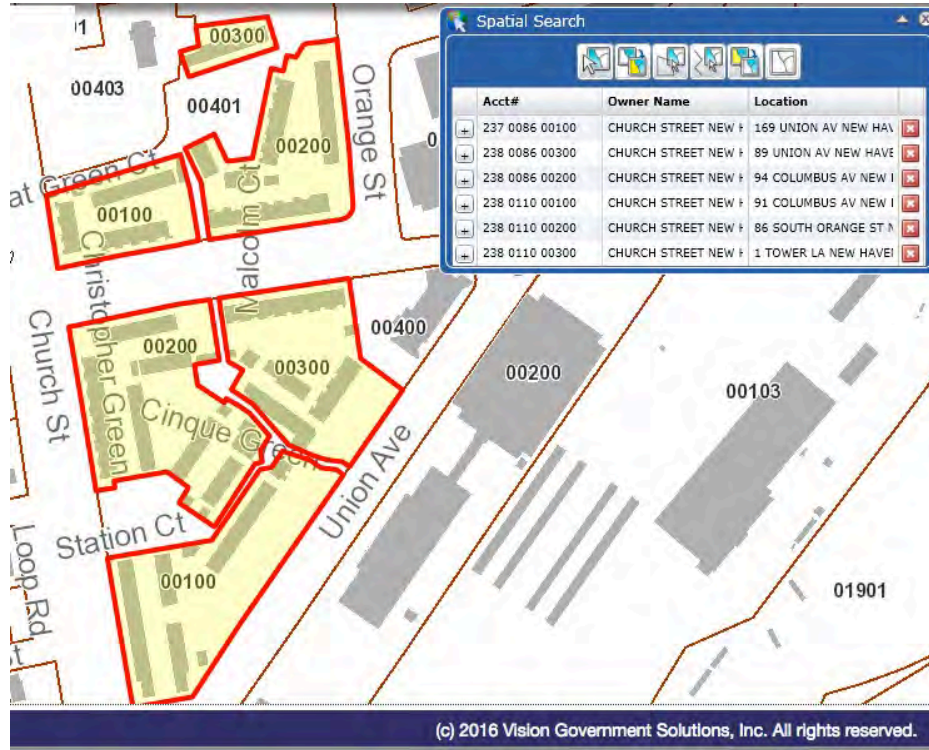


Figure 3. Detail of New Haven GIS map showing the residential parcels making up Church Street South.



Photo 4. South view of the plaza at Cinque Green, camera facing north. Karen Krochmal photo.

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Photo 5. Northwest view of the plaza at Cinque Green; camera facing southeast. Karen Krochmal photo.



Photo 6. South view of green at Station Court and Church Street South; camera facing north.

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Photo 7. View east along Station Court and Jose Marti Court; camera facing east to plaza beyond.



Photo 8. West view of the Church Street South building elevation; camera facing northeast.

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Photo 9. Southwest view of the Columbus Avenue building south elevation; camera facing east.



Photo 10. View from Cinque Green along Jose Marti Court; camera facing southwest. Karen Krochmal photo.

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Photo 11. View south from Station Court showing west elevation of typical buildings; camera facing south.



Photo 12. View north from Station Court green; camera facing north. Note the parking bays in the basement level. Both buildings have garden entrances on the opposite sides (see Photo 8).