



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) Community Foundation and Arts Council of Greater New Haven
 Building Name (Historic) Community Foundation and Arts Council of Greater New Haven
 Street Address or Location 70 Audubon Street
 Town/City New Haven Village _____ County New Haven
 Owner(s) The Community Foundation and others (condominium) Public Private

PROPERTY INFORMATION

Present Use: Offices for Community Foundation and additional non-profit organizations
 Historic Use: Offices for Community Foundation and additional non-profit organizations

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain During business hours
 Style of building Modernist - International Date of Construction 1989

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

- | | | | | |
|---------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------|------------------------------------------|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input checked="" 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</u>) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Steel, glass, glazed brick</u> | | |

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 Shed - Roof at stair tower

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other Rubber Membrane, Standing Seam Metal

Number of Stories: 5 **Approximate Dimensions** 70' x 130'

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: Driveway/pedestrian walk under building leads to a parking garage at rear.

Surrounding Environment:

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

• Interrelationship of building and surroundings:

This block of Audubon Street intersects Whitney Avenue and Orange Street, at the north edge of the downtown area, and forms an arts-oriented district. 70 Audubon Street matches its neighbors, the Creative Arts Workshop (80 Audubon Street) and the Neighborhood Music School (100 Audubon Street) to form a continuous wall along the street.

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

See continuation sheet.

Architect Vincent C. Amore, Engineer Michael Gerrard Builder Fusco Corporation

• 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, p.155.
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: 223/ 0335/00710, Building Department permit files.

Photographer Charlotte Hitchcock Date 4/08/2011

View North facade Negative on File NHPT

Name Arnold Chadderdon Date 12/17/2009

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 _____

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

70 Audubon Street, New Haven CT

3

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

70 Audubon Street is a 5-story steel-framed building located on the south side of Audubon Street facing an open plaza. The building acts as the façade to a parking garage and abuts the Creative Arts Workshop to the west, resulting in its north wall being the only façade. The façade is divided into 8 ½ bays, beginning on the east with the half-bay, which is cantilevered over the parking garage entrance.

Full-height cylindrical steel columns are linked by steel channel spandrels at the floor levels, all painted white, forming the main elements of the design. Two full-story windows held by neoprene gaskets are framed by steel in each bay. A strong beige glazed brick stair tower with steel horizontal insets at stair floor levels and a steep shed roof, punctuates the façade. All other roofs are flat with the western roof paved for a deck, with painted and stainless steel railings having laminated tempered glass infill. The painted steel columns and spandrels, though appearing structural, are not. The tubular columns are sheathing for steel I-beams with concrete fill for fire-proofing. The spandrel channels carry only the windows and are secured to structural I-beams at the floor levels. A light well constructed of the beige brick is located at the east side.

• Historical or Architectural importance:

The Audubon Arts District was one of the last major projects undertaken by the New Haven Redevelopment Agency. The Agency prescribed the urban design of the district, specifying reuse of some historic factory structures such as part of the McLagon Foundry, and the former Temple Mishkan Israel. It specified a strong street wall and the open plaza at the center of the block along with a connection north to Lincoln Street. A mix of uses was also decreed (Brown, p. 155) in the Redevelopment Plan, such as elderly and market-rate housing, ground-floor commercial space, parking garages, and cultural facilities. The strongly abstract Modernist leanings of the architects and clients who pioneered the creation of the arts district are especially evident in the hard-edged concrete, brick, and steel structures along the south side of the street. This building was intended for headquarters of organizations dealing with the arts and is currently occupied by the New Haven Community Foundation, the Arts Council of Greater New Haven, and others.

The building's design represents an example of Modernist aesthetics based on the idea of structure, taking its cues from the work of Mies van der Rohe, for example the Seagram Building in New York City where applied beams represent the idea of structure.

• Sources (*continuation*):

State Street Renewal & Redevelopment Plan, New Haven Redevelopment Agency, 1968.

Housing Authority of New Haven, <http://www.elmcitycommunities.com/PropertyDisplay.aspx?PropertyID=Matthew>

Personal communication, interview with Vincent C. Amore conducted by Frank Pannenburg, March 2011.

University of Connecticut Digital Mosaic, New Haven Museum and Historical Society

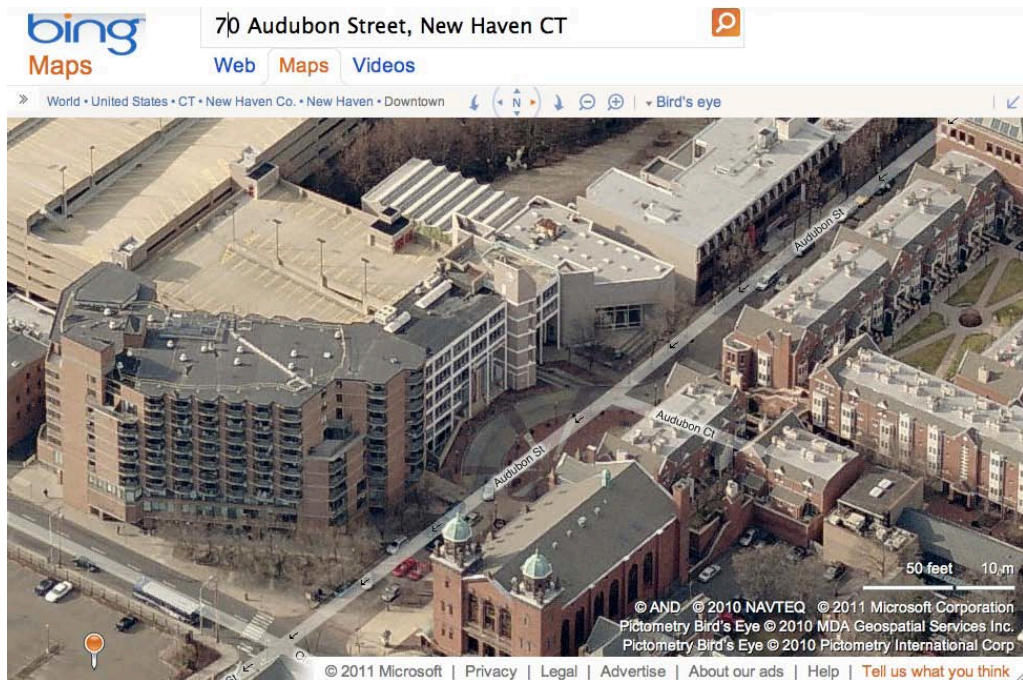
http://images.lib.uconn.edu/cdm4/item_viewer.php?CISOROOT=/cho&CISOPTR=13456&CISOBX=1&REC=7

http://images.lib.uconn.edu/cdm4/item_viewer.php?CISOROOT=/cho&CISOPTR=14222&CISOBX=1&REC=2

Walker Lithograph & Publishing Co., Atlas of New Haven Connecticut 1911, <http://www.wardmaps.com/viewasset.php?aid=73>



1. Northwest view of Audubon Street façade, camera facing southeast.



4. West aerial view from Bing Maps <http://www.bing.com/maps/> accessed 4/08/2011.