

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) Creative Arts Workshop
 Building Name (Historic) Creative Arts Workshop
 Street Address or Location 80 Audubon Street
 Town/City New Haven Village _____ County New Haven
 Owner(s) Arts Council of Greater New Haven Public Private

PROPERTY INFORMATION

Present Use: School of Visual Arts
 Historic Use: School of Visual Arts

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain During school hours
 Style of building Modernist - Brutalist Date of Construction 1972 / 1978

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 _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Concrete Masonry Units</u> | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other Precast Concrete Planks

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 **Approximate Dimensions** 180' x 60' x 36' ht.

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: See continuation sheet.

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: Paved patio with low masonry walls, public Park of the Arts at west rear.

Surrounding Environment:

Open land Woodland Residential Commercial Industrial Rural

High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:

Located on Audubon Street between Orange Street and Whitney Avenue, one of a mix of 19th- and 20th-century buildings where a consistent 3- to 4-story scale and continuous street facade are enforced. Use of masonry creates an urban ambiance while street furnishings and landscape design maintain a comfortable human scale.

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

See continuation sheet.

Architect Orr, deCossy, & Winder (1972) / King Lui-Wu (1978) Builder Chapel Construction, 100 Ashmun Street (1972)

• 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, pp.154-6.
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: 223/335/007.03, Building Department permit files.
See Continuation sheet.

Photographer Arnold Chadderdon-Charlotte Hitchcock Date 8/15/2009, 4/10/2011

View Multiple views 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 _____

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

The front (north) facade continues the street wall formed by the adjacent Neighborhood Music School, but in a light gray concrete masonry construction. The facade angles 45 degrees to form one side of the plaza, which opens at the center of the block. Two massive vertical elements anchor the corners of the facade, with a heavy lintel formed by the third floor. Below this, a double-height glass wall showcases the exhibit gallery located inside the front of the building. The gallery includes a mezzanine level pulled back from the facade to allow a two-story high space next to the glass wall. The building entry is tucked into the left (east) side of the facade. Behind the gallery, the building extends as a long narrow block, forming the east wall enclosing the Park of the Arts. On the top floor, saw-tooth skylights bring light into the studio spaces.

The first phase, a one-story structure of load-bearing concrete block with an exposed ribbed surface and pre-cast concrete plank floor construction, was designed for additional floors. In 1978, King-Lui Wu designed the second story addition with seven canted north-facing saw-tooth skylights, framed in steel columns and beams, and a steel fire escape stair. These were superimposed on the original one-story element with continuous exterior finishes camouflaging the joint of older and newer.

• 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. The Creative Arts Workshop was among the early structures to be completed, along with the Neighborhood Music School (see Inventory form for 100 Audubon Street) and McQueeney Apartments (see Inventory Form for 358 Orange Street). They anchored the block until the later completion of the north side buildings (see Inventory forms for 55 Whitney Avenue and 95 Audubon Street). The strongly abstract Modernist leanings of the architects and clients who pioneered the revival of Audubon Street, are evident in the hard-edged Brutalist styles. Later additions to the street would include a range from the International style interpretation of the Community Foundation building (see Inventory form for 70 Audubon Street) to the restrained Post-Modernism of the north side of the street. The Creative Arts Workshop had previously operated, since 1961, in basement quarters belonging to other arts organizations; this was its first permanent home.

• Sources (*continuation*):

Alliance for Architecture, *New Haven 1950-1996*, Arts Council of Greater New Haven, 1997.

New Haven Redevelopment Agency, *Redevelopment and Renewal Plan for Audubon Street Project Area*.

M. L. V. Pierson Collection, New Haven Historical Society.

New Haven Register, October 29, 1978.

Walker Lithograph & Publishing Co., Atlas of New Haven Connecticut 1911, <http://www.wardmaps.com/viewasset.php?aid=1509>

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

80 Audubon Street, New Haven CT

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1. North entry facade from the plaza on Audubon Street, camera facing southwest.

2. West façade facing Park of the Arts, camera facing north.



3. 1911 Map of Audubon Street, showing factories located along the railroad line prior to the Redevelopment period, and Temple Mishkan Israel at the corner of Audubon and Orange Streets. Atlas of New Haven Connecticut 1911 by Walker Lithograph & Publishing Co.

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

80 Audubon Street, New Haven CT

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4. City of New Haven Tax Map:
Map/Block/Parcel 223/ 335/ 0703.



5. Aerial view from Google Maps; sawtooth skylights
are visible on the rear portion of the roof.

<http://maps.google.com/> accessed 10/14/2010.