



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) Comcast Building
 Building Name (Historic) State-Federal Building
 Street Address or Location 630 Chapel Street at Olive Street
 Town/City New Haven Village Wooster Square County New Haven
 Owner(s) Comcast Cablevision New Haven, Inc. Public Private

PROPERTY INFORMATION

Present Use: Offices
 Historic Use: Offices

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 1963

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

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other Rubber Membrane

Number of Stories: 2 **Approximate Dimensions** 225' x 175' L-plan

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: Entry addition on parking lot side, entries closed on Chapel Street.

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 lot at rear, lawn and shrubs at Olive Street yard.

Surrounding Environment:

Open land Woodland Residential Commercial Industrial Rural

High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:

This location is at the southwest corner of Olive and Chapel Streets, on the border between the Wooster Square neighborhood, a major target of Redevelopment efforts to showcase a blend of renovation and new housing, and the commercial Downtown. The 2- to 3-story scale of the residential neighborhood and the pedestrian route along Chapel St. were to be reinforced by sympathetic new construction.

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

See continuation sheet.

Architect Damuck & Painchaud 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, 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.
New Haven Assessor's Record: Map/Block/Parcel 225/ 0532/ 00600.
See Continuation sheet.

Photographer Charlotte Hitchcock Date 6/29/2009

View Olive Street and Chapel Street Negative on File NHPT

Name Charlotte Hitchcock Date 2/18/2010

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 _____

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

The building consists of an L-shaped 2-story building with its longer leg facing Chapel Street, and a 1-story wing that steps forward along the Olive Street frontage to follow the obtuse angle of the streets. The exterior walls are full-height vertical panels of brown brick alternating with recessed spandrel panels of glass, metal, and brick. The brick spandrel panels utilize a stacked bond that indicates their non-bearing function in contrast to the running bond of the walls. The Chapel Street facade was designed with a series of storefront openings at grade to relieve the “brutalist” stylistic tendencies of the hard-surfaced exterior. These have all been closed as the building changed to a single occupancy, leaving the sidewalk edge barren. A pair of taller brick piers on this facade frame the entry to the office lobby, a visual reminder of early proposals for a pedestrian arcade through to the rear parking.

The original site plan arranged all parking access from the west via a curb cut on Union Street, preserving the neighborhood pedestrian scale of Olive Street. Subsequent alterations have included a driveway entering Olive Street at the southeast corner of the site, and addition of a large employee entrance lobby from the rear parking lot, which has turned the face of the building away from the street fronts.

• Historical or Architectural importance:

Like other new buildings in the Wooster Square Redevelopment Area (for example, see 158 Wooster Street) the Redevelopment Agency was heavily involved in determining the building footprint and massing. The Agency's design agenda saw this building as a retail link for pedestrians walking between the residential neighborhood of Wooster Square and the commercial Downtown. It included the desire to reinforce the retail and pedestrian qualities of the streetscape by keeping automobile entrances off the street frontages. An extensive negotiation with the developer included numerous proposals and counter-offers by the Agency's architectural staff (Hommann p. 116). As completed, the 1- and 2-story massing complements the extant older and historic structures on facing corners, although the pedestrian scale has been lost with the closing of the storefronts. The layout of staggered walls along Olive Street exemplifies a common Modernist technique where an irregular site is accommodated while retaining the purity of right-angle geometries.

• Sources, *continued*:

Hommann, Mary; *Wooster Square Design*, The New Haven Redevelopment Authority, 1965. pp. 116-117, 189.

New Haven Redevelopment Authority, *Redevelopment Plan for the Wooster Square Project Area*, 1958-1967.



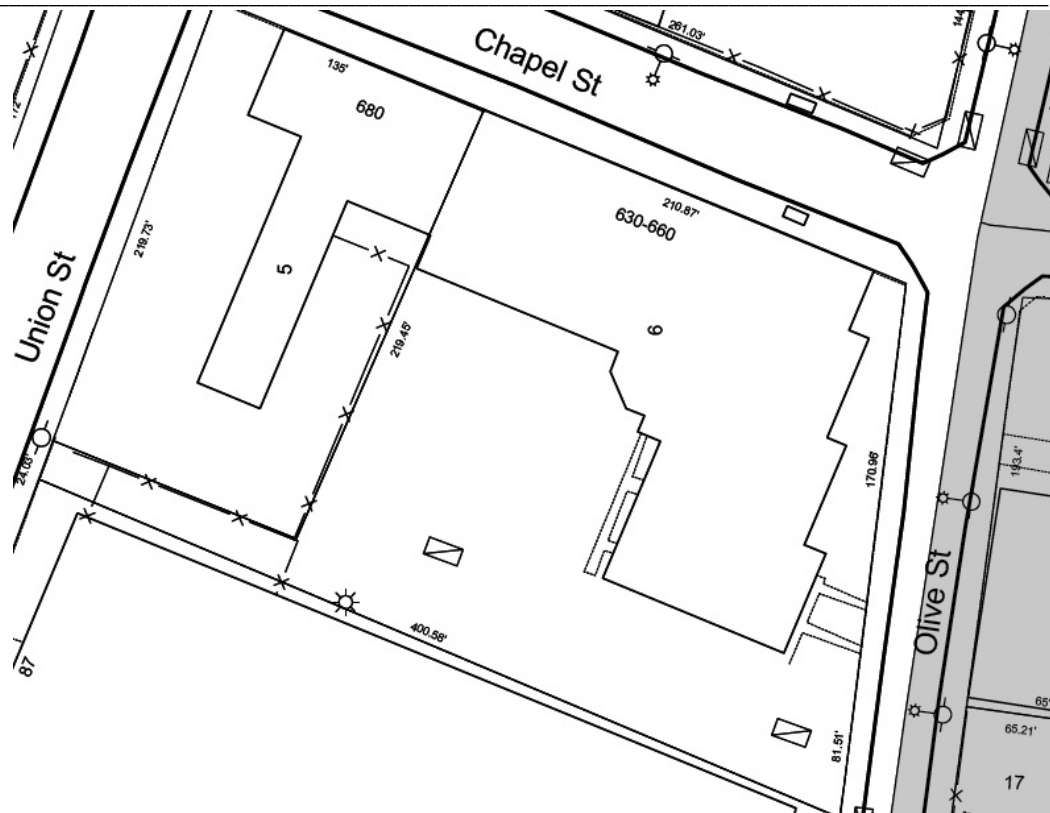
1. View of east facade from the corner of Chapel and Olive Streets, camera facing south



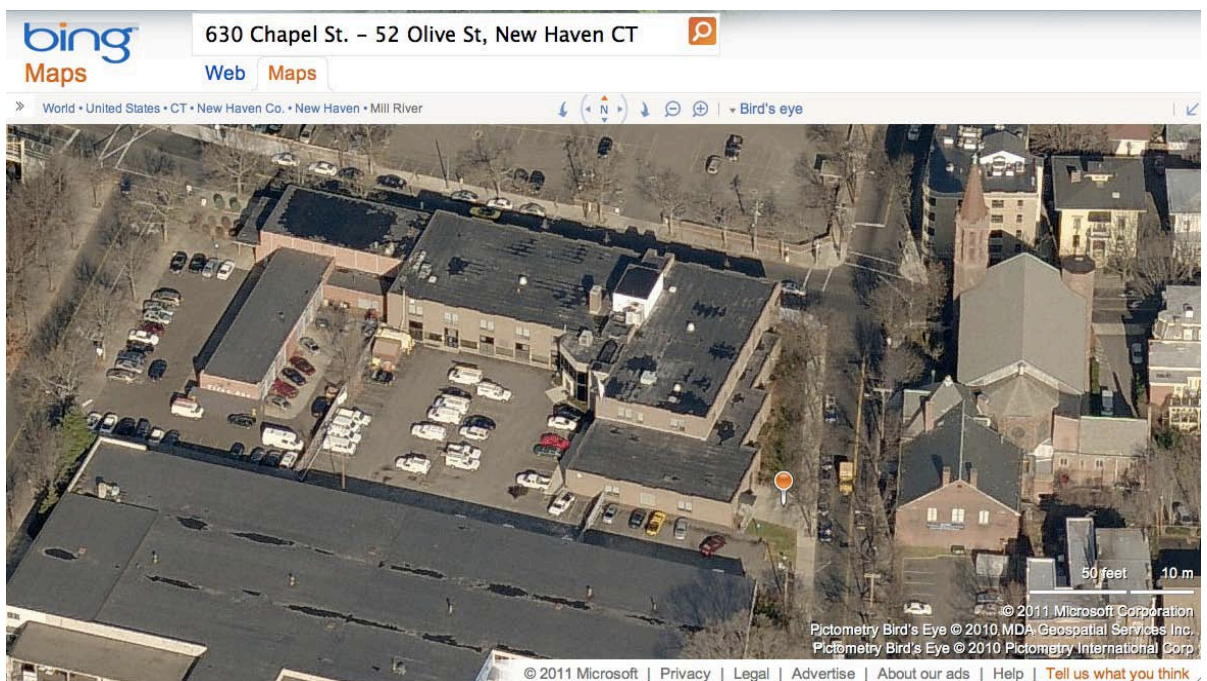
2. North facade view along Chapel Street, camera facing east.



3. View of north facade along Chapel Street, camera facing southwest.



4. Site Plan – from City of New Haven Tax Map 225/ 0532/ 006.



5. Aerial view from Bing Maps: <http://www.bing.com/maps/> accessed 4/22/2011.