

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) Fairbank Apartments

Building Name (Historic) Fairbank Apartments

Street Address or Location 355 Ferry Street

Town/City New Haven Village Fair Haven County New Haven

Owner(s) Fairbank Corporation Public Private

PROPERTY INFORMATION

Present Use: Commercial / Residential - Multifamily - Rental Apartments

Historic Use: Commercial / Residential - Multifamily - Rental Apartments

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

Interior accessible? Yes No If yes, explain Public areas during business hours

Style of building Modernist - International Date of Construction 1973

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

- Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
- Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding
- Concrete (Type Precast Cladding) Cut Stone (Type _____) 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 _____

Number of Stories: 9 Approximate Dimensions 86' x 206' x 90' height

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: Commercial tenant alterations, cell towers on roof

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 paving at rear and side parking; front & rear 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 building is located at the northeast corner of Grand Avenue and Ferry Street, the commercial center of the Fair Haven neighborhood. The area is densely developed with 19th- and early 20th-century wood-framed single- and multi-family homes. Commercial uses cluster along Grand Avenue; the adjacent northwest corner is anchored by a bank building while the other corners have large parking lots with commercial uses set back behind. A large cemetery one block east and two public schools break up the density of the building stock.

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

355 Ferry Street is a nine-story apartment building with commercial space, on the ground floor at the southwest corner of the site, occupied by a bank (originally the New Haven Savings Bank). The structure is supported on concrete piers lifting the residential floors above grade. Parking spaces and drive-through lanes for the bank are under the building while a solid volume at grade near the south end provides commercial and lobby space. The building is a long rectangle oriented north-south. The ends have solid brick exteriors, containing service areas, and the center portions have long strips of continuous windows with pebbly concrete spandrel panels running horizontally at the floor levels. Windows are metal-framed double-hung sash which appear to be undergoing replacement. A wide fascia of spandrel material wraps around the building at the base of the 2nd floor, serving as a visual base for the upper floors and as a balcony for the lowest residential floor, which has sliding glass doors in place of windows.

Architect Westcott & Mapes Builder Kapetan, Inc.

• Historical or Architectural importance: Redevelopment efforts began in the Fair Haven neighborhood in 1965. A Redevelopment Agency office on Grand Avenue planned redevelopment efforts, which focused on Grand Avenue and on Ferry Street running north. Fair Haven's late inclusion in development efforts drew local criticism. The first construction, that of a new K-4 school at the corner of Grand and Blatchley Avenues, began in 1969, and early plans also included the construction of an ice rink on Ferry Street, a new Grand Avenue bridge over the Quinnipiac River, a riverfront park, and 400 units of new housing, which included this development. The design represents a somewhat compromised version of the Corbusian type (see Inventory form for 60 Warren Street) of high-rise dwellings raised on piers or pilotis and set in the midst of a park-like setting. Here the park is minimized in favor of retaining an urban street wall in a densely urban environment.

Architects: Westcott & Mapes established their practice as an engineering firm in 1916 and grew to provide architectural services through the northeastern states. See Inventory form for 400 State Street and 2 Church Street South.

• Sources: Brown, Elizabeth Mills, *A Guide to Architecture & Urban Design*, Yale U. 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.

New Haven Tax Assessor's Record: Map/Block/Parcel: 167/0758/022, Building Department permit files.

New Haven Register: 2/28/1963, 1/3/1963, New Haven Public Library Local History files.

Fair Haven Redevelopment pamphlet, "The Fair Havener" Vol. 1, No. 1, August 1965.

Shumway, Floyd, Hegel, Richard, *New Haven: an Illustrated History*, New Haven, 1981, Hardcover edition only p. 212.

Photographer Lucas Karmazinas Date 10/28/2009

View Multiple Views Negative on File NHPT

Name Lucas Karmazinas / Charlotte Hitchcock Date 6/03/2011

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. Southwest view from Grand Avenue and Ferry Street, camera facing northeast.



2. South view, camera facing north.



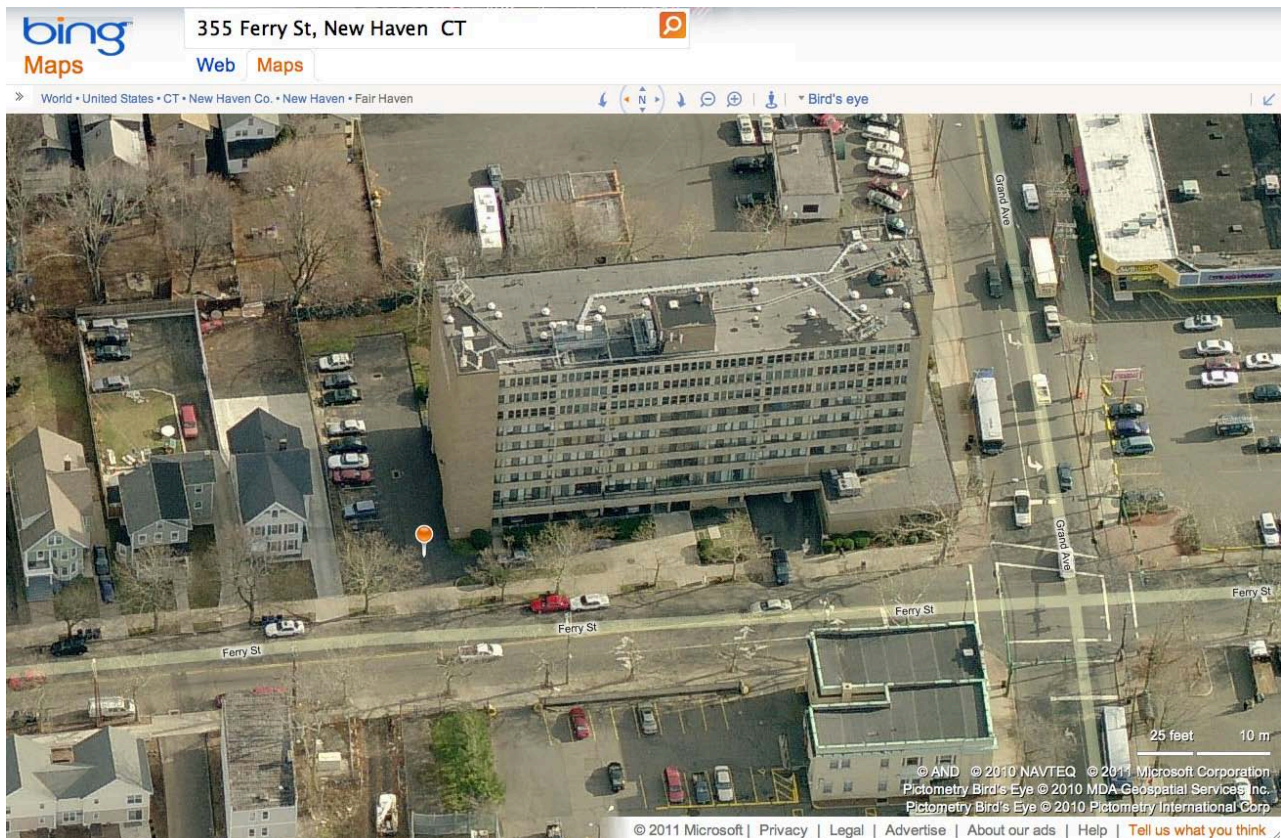
3. Southeast view, camera facing northwest.



4. East view from Bright Street, camera facing west.



5. West view of street level, camera facing northeast.



6. West aerial view from Bing Maps <http://www.bing.com/maps/> accessed 6/03/2011.



7. Site Plan – detail from City of New Haven Tax Map 167/0758/022 not to scale, North ↑.