

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) Valentina Macri Court Building Name (Historic) Valentina Macri Court Street Address or Location 109 Frank Street _____ County New Haven Town/City New Haven _ Village <u>H</u>ill Owner(s) Housing Authority of New Haven (HANH) Public O Private PROPERTY INFORMATION Present Use: Residential - Multi-family Senior Rental Apartments Historic Use: Residential - Multi-family Senior Rental Apartments **Accessibility to public:** Exterior visible from public road? • Yes O No Interior accessible? O Yes O No If yes, explain ___ Style of building Modernist _ Date of Construction 1972 **Material(s)** (*Indicate use or location when appropriate*): Clapboard Asbestos Siding Brick ☐ Wood Shingle Asphalt Siding Fieldstone Board & Batten **✓** Stucco Cobblestone Aluminum Siding Other Cedar siding (original replaced) Concrete (Type _____ Cut Stone (Type _____ Structural System Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel Other Roof (Type) Gable Flat Mansard Monitor Sawtooth Other Low-slope shed roofs Gambrel **✓** Shed | Hip Round (Material) Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle **✓** Built up Tile Other Number of Stories: 1 and 2 Approximate Dimensions 92' x 99' x 20' 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: Cedar siding replaced by stucco. 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: Interior multi-level landscaped courtyard, metal railings, small paved parking area at northwest side.
Surrounding Environment: Open land Woodland Residential Commercial Industrial Rural High building density Scattered buildings visible from site
• Interrelationship of building and surroundings: The complex sits at the north corner of Frank Street and Eddy Street in the Hill Neighborhood. The building reflects the residential function of the surrounding buildings; most are wood-framed single and multi-family houses of 19th- or early 20th-century construction.
• Other notable features of building or site (Interior and/or Exterior)
The buildings at 109 Frank Street consist of two L-shaped blocks inversely positioned around a central courtyard, thus forming a rectangular plan broken by two passages leading into a central common space. The building has a concrete foundation, wood-framed walls faced with stucco (originally cedar siding), and shed roofs. The western block is 2 stories in height with the ground floor slightly sunk below grade, while the eastern block is 1 story. Fenestration consists of 1-over-1 double-hung or sliding metal-framed windows, spaced at irregular intervals. Above these are sliding clerestory windows, as allowed by the extra height provided by up-slope of the shed roofs. The central court is landscaped with a now-mature shade tree, lawn, walks, and concrete benches. A system of steps/ramps allows access to the split levels of the lower and upper living floors.
Architect Frank C. Chapman Builder J. Capone Construction Comany, Inc.
• Historical or Architectural importance: The buildings at 109 Frank Street, known as Valentina Macri Court, were completed in 1972. The apartment complex consisted of 18 units of public elderly housing and was named in honor of a retiring employee at the Housing Authority. Macri labored tirelessly to provide for the needs of New Haven's elderly population. Along with the larger Fairbank (see Inventory form for 355 Ferry Street) and Bella Vista apartment buildings in Fair Haven, and the Seabury Housing development in the Dwight neighborhood (see Inventory form for 400 Elm Street), this project added over 825 units of elderly housing to the city's stock in 1972-3. The shed-roofed volumes and interior court are signs of the Modernist preference for abstract volumes and turning away from the public street toward a private rear area. Architect: Frank C. Chapman (1933-) worked at the Redevelopment Agency in the 1960s and later practiced in New Haven with his associate Howard Phillips during 1970s. They had a particular interest in energy-conserving and passive solar design (see Inventory form for 292 Norton Street). • 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: 303/0065/016, Building Department permit files. "New Haven Redevelopment Agency Annual Report; 1973," The Journal-Courier, November 4, 1973, New Haven Public Library Local History files. Brown, Elizabeth Mills, letter from Frank Chapman, 6/06/1975, collection of John Herzan. Photographer Lucas Karmazinas
View Multiple Views Negative on File NHPT
Name Lucas Karmazinas / Charlotte Hitchcock Date 7/06/2010
Organization The New Haven Preservation Trust
Address 934 State Street, P.O. Box 1671, New Haven, CT 06507
• Subsequent field evaluations: Soon to be leased to Columbus House, Inc., renovated, and rented to formerly homeless tenants (<i>New Haven Independent</i> , 4/15/2011, http://www.newhavenindependent.org/index.php/archives/entry/valentina_macri/).
Threats to the building or site:
☐ None known ☐ Highways ☐ Vandalism ☐ Developers ☐ Renewal ☐ Private
☐ Deterioration ☐ Zoning ☑ Other ☑ Explanation Remodelling



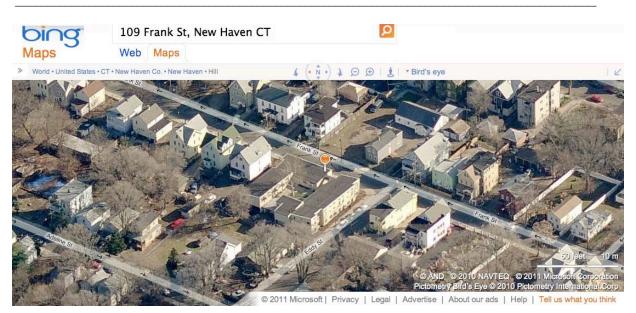
1. Southeast (front) and northeast (side) elevations from Frank Street, camera facing southwest.



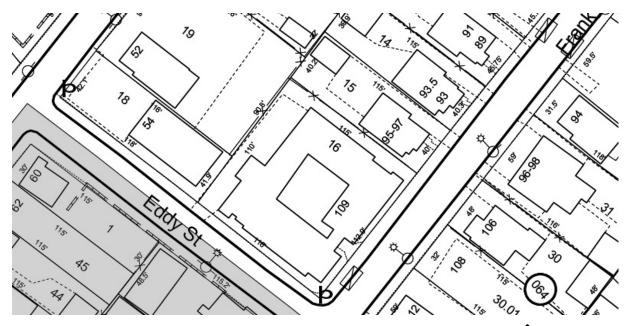
2. Southeast (front) and southwest (side) elevations from Frank Street, camera facing northeast.

4

109 Frank Street, New Haven, CT



3. West aerial view from Bing Maps http://www.bing.com/maps/ accessed 6/04/2011.



4. Site Plan – detail from City of New Haven Tax Map 303/0065/016, not to scale, North \uparrow .