

# 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) The Regency Hotel  
 Building Name (Historic) The Peter James Apartments  
 Street Address or Location 297 George Street  
 Town/City New Haven Village Downtown County New Haven  
 Owner(s) Jack & Mary Discala Limited Partnership  Public  Private

**PROPERTY INFORMATION**

Present Use: Hotel  
 Historic Use: Apartments  
**Accessibility to public:** Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain \_\_\_\_\_  
 Style of building Modernist - International - Corbusian Date of Construction 1966

**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 <u>Block Masonry</u> ) | <input type="checkbox"/> Cut Stone (Type _____) | <input type="checkbox"/> Other _____ |                                       |  |

**Structural System**

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

**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:** 7 **Approximate Dimensions** 48' x 90'

**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: Enclosure of ground floor level

**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: \_\_\_\_\_

**Surrounding Environment:**

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

• Interrelationship of building and surroundings: The building stands on the north side of George Street, between College and High Streets. It is on a small lot formed by combining two narrow parcels that existed in the 19th century. Adjacent buildings to the east and south are commercial (see Inventory forms for 300 George Street and 135 College Street), while to the west they are residential, a mix of contemporary high-rises and older 19th-century wood and brick houses. To the side/rear at 303 George Street is a church facility designed by noted 19th-century architect Henry Austin, currently the Salvation Army.

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

The building at 297 George Street is rectangular in plan and has a reinforced concrete frame 3 bays wide and 7 stories tall which is exposed on the exterior. The ground floor was originally open parking bays, with the upper floors supported on structural columns; it has been enclosed in the last few years. The elevation's three wide bays are filled by ribbon windows with a low concrete block infill wall below the sills. This design is replicated on the rear elevation. The side elevations are solid concrete block infill within the structural gride, using 8' scored block. The building's entry is located at the southeast corner of the front elevation where there is a single metal-framed glass door. The exterior has recently been painted.

Architect Simeone & Wendler Builder Dwight Building Company

• Historical or Architectural importance:  
See continuation sheet.

• Sources: Brown, Elizabeth Mills; New Haven: *A Guide to Architecture & Urban Design*, Yale U. Press, New Haven, 1976, p.110. 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 262/0220/010, Building Department permit files. See continuation sheet.

Photographer Lucas Karmazinas Date 6/24/2009

View See continuation sheet(s) Negative on File NHPT

Name Lucas Karmazinas / Charlotte Hitchcock Date 6/15/2010

Organization The New Haven Preservation Trust

Address 934 Street 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 \_\_\_\_\_

- Historical or Architectural importance:

The building at 297 George Street is located on the northwest corner of College and George Streets just a half block outside of the Oak Street Redevelopment Area, or "Redevelopment Area 3-1." Although not included in the redevelopment zone, this area experienced many changes as a result of building projects in the vicinity. Most notable were the plan for Route 34, the Oak Street Connector, just one block south of George Street, and the extension of College Street. Before redevelopment, College Street terminated at George Street; in 1956 it was extended south over the Oak Street Connector through to Congress Street. Built as an apartment building, the Peter James Apartments, this was one of several residential structures erected in the area in this period. To the west the high-rise Crown Towers and University Towers (see Inventory forms for ..... ) exemplify the ideal of le Corbusier, the tower in a park-like landscape with easy automobile access. This smaller project lacks sufficient land for the park feature, but attempts the same model with its exposed structural frame and full-width windows expressing the non-structural nature of the infill. The ideal model involved space for people on the ground below the raised building; in New Haven most of the Corbusier-inspired buildings ended up with parking under the living spaces (see Inventory forms for 200 Fountain Street and 60 Warren Street).

Architects: Simeone and Wendler practiced architecture together during the 1970s, with works in a restrained Brutalist style including the Temple Medical Center. Robert Wendler continued to practice in the area, designing the rehabilitation of the Shubert Theater which opened in 1983.

- Sources (*continuation*):

"Oak Street Cost Estimated at \$17 Million; Private Capital Would Invest \$14 Million," *New Haven Register*, 7/25/1955

"Guide to City Planning in New Haven, 1955," *Journal of the Union & New Haven Trust Company*, 6/1955.

"Redevelopment Plan for the Oak Street Redevelopment Area," City of New Haven, CT. Revised March 1959.

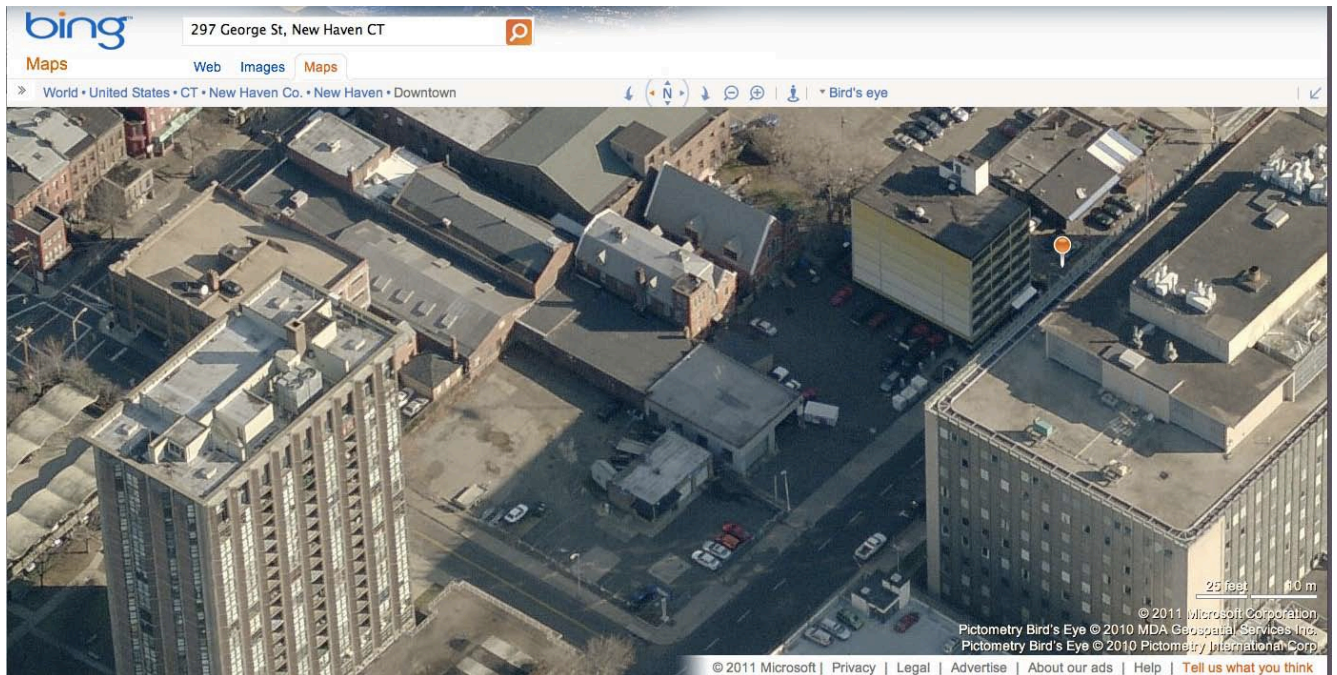
Walker Lithograph & Publishing Co., Atlas of New Haven Connecticut 1911, <http://www.wardmaps.com/>



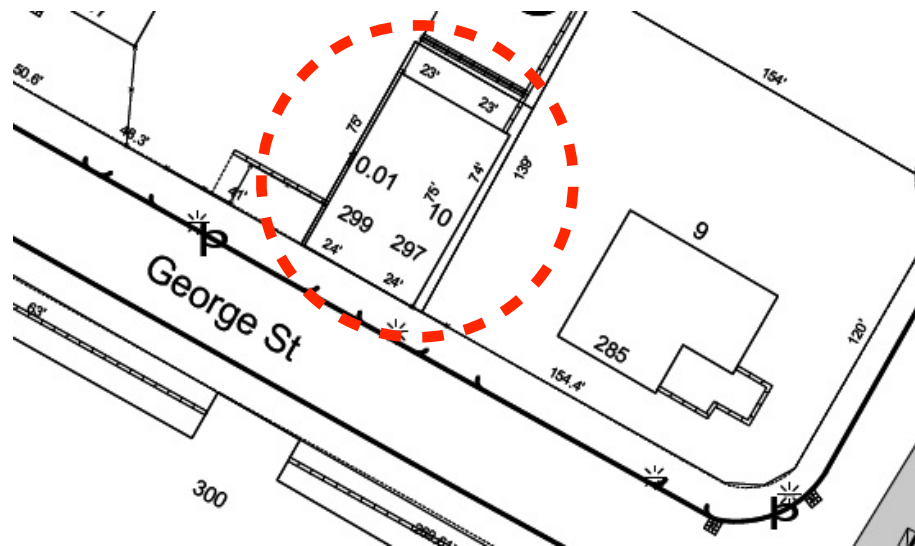
1. West (side) and south (front) elevations from George Street, camera facing east.



2. North (rear) elevation from parking lot on east side of building, camera facing southwest.



3. West aerial view from Bing Maps <http://www.bing.com/maps> accessed 6/05/2011.



4. Site plan – detail from City of New Haven Tax Map, parcel 262/0220/010, not to scale, North ↑.