



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) Emergency Shelter Management Service, Inc.
 Building Name (Historic) B. Rottman & Sons Mattresses
 Street Address or Location 645 Grand Avenue, New Haven, CT
 Town/City New Haven Village Wooster Square County New Haven
 Owner(s) Emergency Shelter Management Service, Inc. Public Private

PROPERTY INFORMATION

Present Use: Emergency Shelter
 Historic Use: Commercial - Retail store
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Modernist Date of Construction 1961

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>Transite</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 _____

Number of Stories: 1 Approximate Dimensions 66' x 91'

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: _____

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: Lawn at trees at side yard, asphalt paving at rear parking.

Surrounding Environment:

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

• Interrelationship of building and surroundings:

Located on the north side of Grand Avenue, the building is between Hamilton Street and Wallace Street. The structure is located in a high-density building area of mid 20th-century construction, with the 3-story Farnam Court public housing development of the early 1940s to the west and 1- to 2-story commercial or light-industrial uses predominating to the south, east, and north.

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

The building is a 1-story brick structure with a flat roof. The south side, facing Grand Avenue, is a 3-bay facade consisting of solid brick-walled side panels and an open recessed center bay which originally was a glass and aluminum storefront but now is enclosed. Above the storefront a solid panel provided space for signage and a cantilevered overhang projects out over the entrance. These were originally a light color but are now dark brown. The side elevations have six vertical slot openings with windows and spandrel panels, alternating with solid brick panels. The rear has a projecting basement entry at the northwest corner and an overhead loading door at the center. The structure is set back from the street behind front and side yards planted with lawn and street trees; a wide sidewalk leads to the central entry bay. A brick chimney projects above the roof in the southeast quarter of the building; other than at the entry bay, the flat roof has no parapet or overhang.

Architect Pedersen and Tilney Builder A. Weinstein & Sons

• Historical or Architectural importance: The B. Rottman and Sons, Inc., mattress manufacturing building was one of the 2 first buildings constructed as part of an industrial development included as part of the larger Wooster Square Redevelopment Area. By locating the industrial park on the eastern side of the US Route 5 (eventually I-91) corridor, planners hoped to provide a divide between residential and industrial land uses in the Wooster Square area as determined by project architect and planner James Skerritt. The process of clearing the blocks began in 1958 and the majority of new construction was completed by 1964. Industrial and commercial structures were characterized by Modernist designs. This is a minimalist International Style-inspired building with clean planes of brick and abstract slot openings for windows. The setting in a broad lawn shows Modernist planning. Architects: William F. Pedersen (1908-1990) and Bradford Tilney (1908-1999) practiced architecture together from 1950 until 1964 (see Inventory forms for 323 Temple Street and 34 Park Street) before starting separate offices. Each continued working through the next several decades.

• Sources: Brown, Elizabeth Mills; *New Haven: 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: 200/583/003, Building Department permit files.

Hommann, Mary, *Wooster Square Design*, The New Haven Redevelopment Authority, 1965, p.134.

New Haven Register, "2 Industries To Begin Wooster Sq. Buildings," 11/19/1960; "City to Mark Project Start On Grand Ave.," 10/10/1961.

Photographer Amy Gagnon Date 3/01/2010

View Southwest Negative on File NHPT

Name Amy Gagnon / Charlotte Hitchcock Date 3/01/2010

Organization The New Haven Preservation Trust

Address 934 State Street, P.O. Box 1671, New Haven, CT 06507

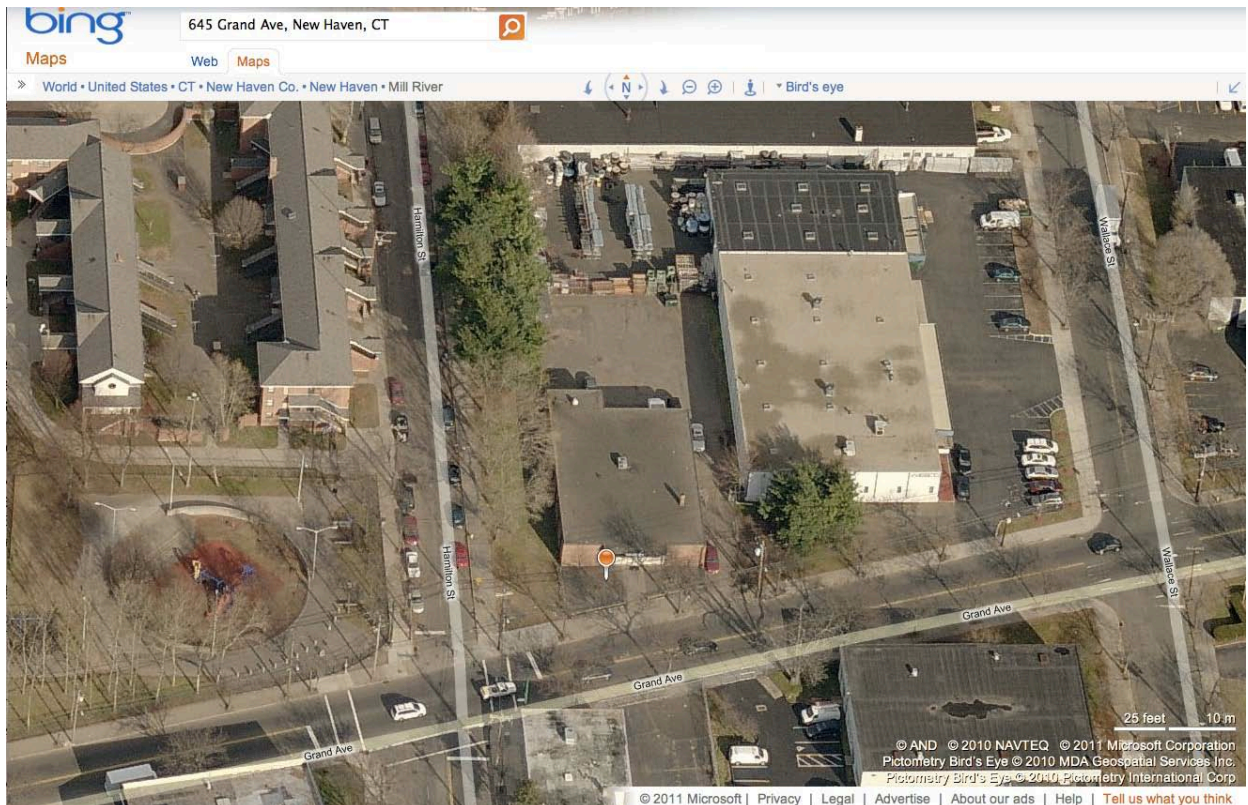
• Subsequent field evaluations:

Threats to the building or site:

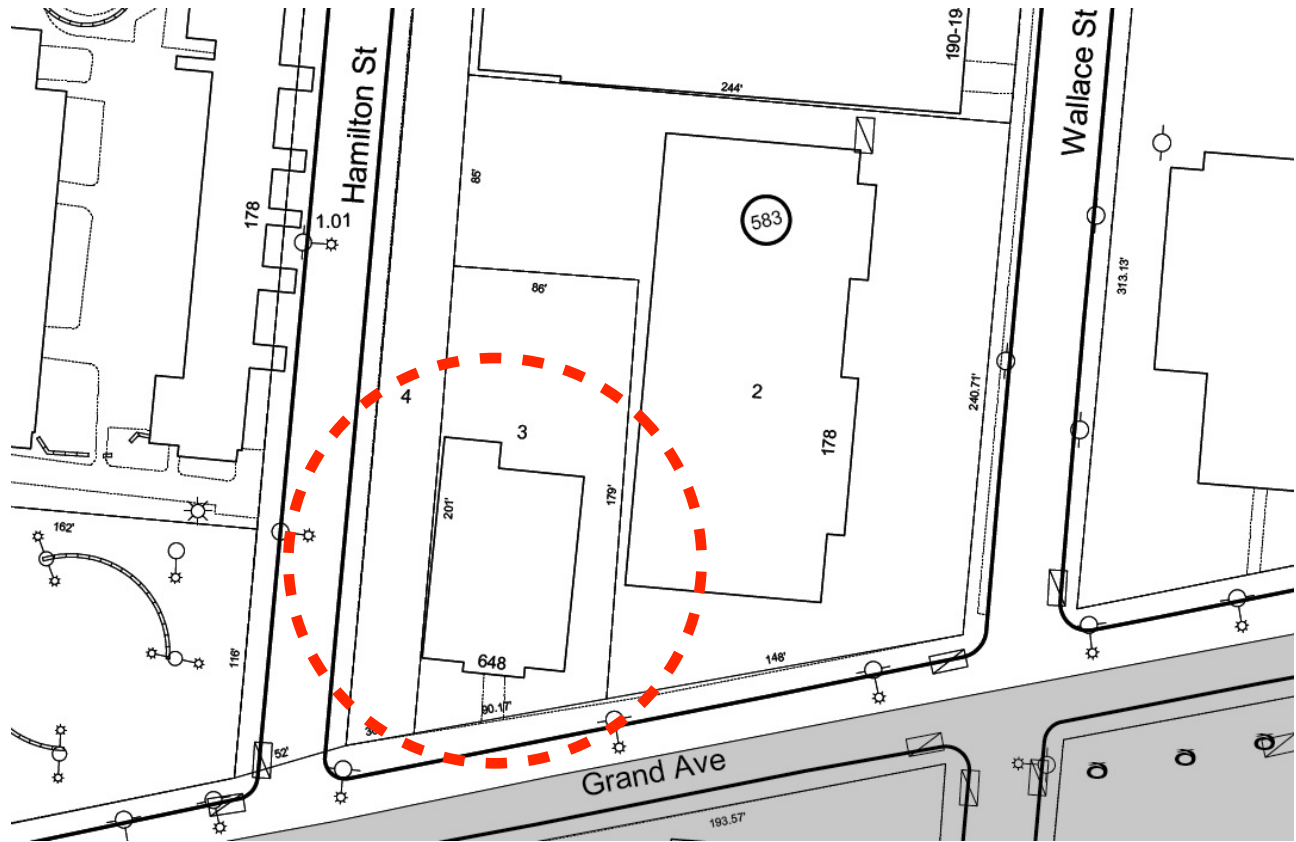
- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____



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



2. South aerial view from Bing Maps <http://www.bing.com/maps/> accessed 5/23/2011.



4. Site Plan – detail from City of New Haven Tax Map 200/583/003 not to scale, North ↑ .