



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) Mansfield Street Apartments
 Building Name (Historic) Yale Married Student Housing
 Street Address or Location 291-295 Mansfield Street
 Town/City New Haven Village _____ County New Haven
 Owner(s) Yale University Public Private

PROPERTY INFORMATION

Present Use: Residential Rental Apartments
 Historic Use: Residential Rental Apartments

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Modernist Date of Construction 1960-65

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 checked="" type="checkbox"/> Concrete (Type <u>Cast-in-place</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 _____

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: 3 **Approximate Dimensions** 5 blocks each approximately 65' x 70'

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: Asphalt parking lots (2), site landscaping, concrete steps and walkways

Surrounding Environment:

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

• Interrelationship of building and surroundings:

This 1 1/2-acre site on the east side of Mansfield Street was at one time the rear yard of a prosperous home fronting on Prospect Street at the top of the hill. To the south and north are 20th-century apartment buildings pre-dating these. To the west are buildings of the Winchester Arms complex, now Science Park. Much of the surrounding property belongs to Yale University and comprises a mix of housing and university departmental facilities. Parking is located in two lots entered from Mansfield St.

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

Fifty-one apartments in five 3-story blocks, which repeat variations on a basic plan layout, are arranged in three buildings stepping east up the slope from Mansfield Street. A broad stair forms a circulation spine leading up hill between buildings, connecting to entries on different levels and to an outdoor terrace enclosed by the buildings. Often described as inspired by Mediterranean hill villages, the offsets in the building plan combined with the level changes, provide a sense of uniqueness and variety at every point. Jumbo bricks in a variegated red-to-white range animate the wall surfaces, and floor lines are marked by a concrete belt which projects to become a sill and cap detail for subtly projecting window bays. Generous floor-to-ceiling windows in living areas contrast with narrow slit openings in other spaces. Roofs are flat. Entries have solid flush foors with small flat hoods above, which appear spare and almost forbidding.

Architect Paul Rudolph Builder _____

• Historical or Architectural importance:

The built scheme eliminated enclosed courtyards and roof-top patios which Rudolph had planned earlier, but he used modular blocks with creative site planning to provide a sense of infinite variety. At a time when high-rise buildings were in vogue, the decision to build low-rise environments with outdoor spaces for families was prescient. The limitations of space and budget may have restrained the architect from the excesses of level-changes and roof complexity that have doomed some of his other projects, as this one has been well maintained and gently updated (new windows, for instance). In a neighborhood where a barracks-like rank of identical apartment buldings had just been constructed adjacent to exuberant Queen Anne and neo-Tudor mansions on Prospect Street, Rudolph designed this complex with a subtle joy that seems to have held up well over its 50 years. See continuation sheet.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976, p.172.
 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: 247/0394/009, Building Department permit files.
 See continuation sheet.

Photographer Charlotte Hitchcock Date 3/31/2011

View Multiple views Negative on File NHPT

Name Charlotte Hitchcock Date 3/03/2011

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 _____

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

Continued from page 2

Paul Marvin Rudolph (1918-1997), played a leading role in New Haven's urban renewal program. He designed several prominent renewal projects, including the Temple Street Garage (see Inventory Form for 21 Temple Street), Crawford Manor (see Inventory Form for 90 Park Street), and Oriental Gardens (demolished), as well as unexecuted schemes for a new government center (see Inventory Form for 200 Orange Street). For Yale University, Rudolph designed the Art and Architecture Building (see Inventory Form for 182 York Street), the Greeley Memorial Laboratory (see Inventory Form for 370 Prospect Street), plus an un-built addition to Payne Whitney Gymnasium. Rudolph served as the chairman of the University's Architecture Department from 1958 to 1965.

• Sources (*continuation*):

Burchard, Marshall, "A New Urban Pattern," *Architectural Forum*, March 1962, pp. 99-101.

"Married Student Dormitories for Yale Planned Like an Italian Hill Town," *Architectural Record*, March 1961, pp. 142-5.

Metz, Don, Noga, Yuji, *New Architecture in New Haven*, MIT Press, Cambridge MA, 1966, pp. 26-27.

"'Village' for Married Students by Rudolph," *Progressive Architecture News Report*, March 1961.

Walker Lithograph & Publishing Co., *Atlas of New Haven Connecticut 1911*, <http://www.wardmaps.com/viewasset.php?aid=73>



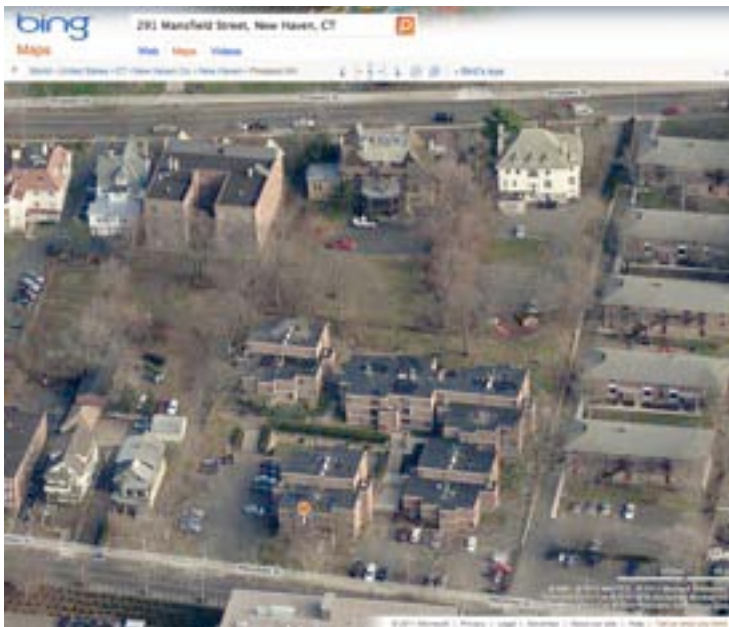
1. Southwest view from Mansfield Street, camera facing northeast.



2. Northeast view, showing varied window placement, camera facing southwest.



3. Detail of concrete belt course and window bay.



4. West aerial view from Bing Maps
<http://www.bing.com/maps/> accessed 3/03/2011.



5. Site Plan detail from City of New Haven Tax Map 247/394/009.