

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) Jacobs, Grudberg, Belt, Dow & Katz PC Trial Lawyers
 Building Name (Historic) Jacobs, Grudberg, Belt & Dow
 Street Address or Location 348-350 Orange Street
 Town/City New Haven Village _____ County New Haven
 Owner(s) _____ Public Private

PROPERTY INFORMATION

Present Use: Commercial - Offices
 Historic Use: Residential
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain During business hours
 Style of building Second Empire Victorian / Adaptive Reuse Date of Construction 1976

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 checked="" type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Concrete (Type _____) | <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: 4 Approximate Dimensions 60' x 97'

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: No major alterations since 1976.

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 is located on Orange Street in the Audbon Arts area of the downtown commercial district. This and several adjacent buildings to the south are rehabilitated 3- to 4-story 19th-century structures which are surrounded by taller Modernist apartment and office buildings and parking garages of the mid-20th century Redevelopment Period. The use of brick and the continuous urban street facade are elements that connect the disparate architectural scales and design treatments.

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

The building is an adaptive re-use of two adjacent Victorian rowhouses which have been combined with an addition at the rear for form offices. Exteriors have been restored where damaged, while leaving some early 20th-century alterations in place, including repaired brick walls and slate mansard roofs. The ornate cornice of the left (south) house has been restored, while the right (north) house has been cleaned without replicating a lost cornice. Bay windows in the recessed center connector and in the storefront areas of the ground floor have been created in a vocabulary compatible with the 19th-century style, while some larger glazed panels in the entrance area provide hints of a Modernist aesthetic.

Architect Gilbert Switzer & Associates Builder Contemporary Structures (Charles DeGarmo)

• Historical or Architectural importance: As part of the large-scale demolition and rebuilding that was effected in New Haven by the redevelopment activity of the 1960s, the Audubon Arts district was created by blending new construction with re-use of historic structures along Audubon Street. By the mid-1970s the area was taking shape, with the new community arts and music schools substantially completed and McQueeney Apartments anchoring the corner of Audubon and Orange while the former Temple Mishkan Israel was repurposed as an arts high school. Orange Street running north remained a street with its historic flavor largely intact, as 19th-century mansions were in use for offices. The developer/architect team was chosen by the Redevelopment Agency through a competitive process. This project at 348-350 Orange continues that spirit of historic structures put to new uses, interspersed among new buildings in the Modernist aesthetic.

Architect: Gilbert Switzer was known for both re-use projects such as the Firehouse at 15-19 Edwards Street, and for Modernist designs like the Dwight Coop at 99 Edgewood Avenue, Mitchell Library at 37 Harrison Street in Westville ((see Inventory forms for all)), and housing developments both public and private (see 200 Fountain Street).

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976, p.155.
 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: 223/ 335/ 009, Building Department permit files.

New Haven Redevelopment Agency, State Street Redevelopment and Renewal Plan, 1968.

Pannenberg, Frank, personal communication, 2011.

Photographer Charlotte Hitchcock Date 10/07/2010

View Southeast and northeast street views Negative on File NHPT

Name Charlotte Hitchcock Date 11/08/2010

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. Southeast view from Orange Street, camera facing northwest.



2. Northeast view from Orange Street, camera facing southwest



4. Site Plan – from City of New Haven Tax Map 223/ 335/ 009. Adjacent at No. 360 is Modernist McQueeney Apartments, 1973 and at rear are parking garages also built as part of the Redevelopment Plan.