



## 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) La Quinta Inn  
 Building Name (Historic) Howard Johnson Motor Inn & Howard Johnsons Restaurant  
 Street Address or Location 400 Sargent Drive  
 Town/City New Haven Village Long Wharf County New Haven  
 Owner(s) New Haven Food Terminal Inc, c/o La Quinta Inns & Suites  Public  Private

### PROPERTY INFORMATION

Present Use: Residential / Commercial - Hotel & Restaurant  
 Historic Use: Residential / Commercial - Hotel & Restaurant

Accessibility to public: Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain Lobby, restaurant during business hours  
 Style of building Modernist - Brutalist Date of Construction 1971

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>Precast Panels</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 Pre-cast Concrete Walls & Plank Floors

### 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: 8 Approximate Dimensions Hotel: 170' x 57', Resaurant: 26' 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: restaurant exterior signage and orange HoJo roof shingles painted

**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: Pool, parking lot, 3 enclosed porches, attached restaurant (original)

**Surrounding Environment:**

Open land     Woodland     Residential     Commercial     Industrial     Rural

High building density     Scattered buildings visible from site

- Interrelationship of building and surroundings:

Sited immediately northwest of I-95, the Inn is one of numerous Modernist commercial buildings on Sargent Drive. This is taller than the adjacent structures to the south, which are commercial and light industrial buildings including the Long Wharf Terminal Market (see Inventory form).

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

This 8-story building is constructed of concrete modules pre-cast in angular, repetitive forms that cover all four facades. Small and large windows are accented at the north and south ends of the east facade by large abstract recesses in the concrete. The entrance is placed at the southern end of the southeast facade, and much of this facade is dominated by a one-story restaurant, original to the structure. Details, such as large and deep grooved joints, become clear due to the repetitive nature of the building. They emphasize the linearity and horizontality of the building, especially on the east (facing the street) and west facades, by visually separating the stories.

Architect Slingerland, Booss & Fakas, with New Haven City    Builder Franklin Construction Company, Inc.

Plan staff for exterior; J. Glenn Huges, restaurant

• Historical or Architectural importance: The Connecticut Turnpike (now I-95) opened along the New Haven waterfront in 1958 and Sargent Drive was constructed around the same time. Elizabeth Mills Brown states in her guide to New Haven architecture, "Here is the new world of Redevelopment: a showcase of industries for the traveler to see as he speeds by New Haven. It is the modern city advertising itself, an imposing lineup of architect-designed factories and commercial buildings." These projects were part of the Redevelopment Agency's Long Wharf Project, which aimed to relocate prominent industries from cramped quarters in congested residential areas, to the industrial park created by filling tidal wetlands adjacent to the new highway.

The structure is designed in the Brutalist style, although its severity is lessened due to the use of smooth concrete instead of the rough texture often associated with the style. It resembles the Pirelli Building by Marcel Breuer (1963), at 500 Sargent Drive.

Architect: The firm of Slingerland, Booss & Fakas was based in New York City and headed by Lewis M. Slingerland (AIA), George F. Booss (CE), R.C. Slingerland, and C.G. Fakas (CE).

- Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture & Urban Design*, Yale U. Press, New Haven, 1976, p. 24.

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: 228/1304/016, Building Department permit files.

Photographer Julie Rosen    Date 2/12/10

View Multiple views    Negative on File NHPT

Name Julie Rosen    Date 2/12/10

Organization The New Haven Preservation Trust

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

- Subsequent field evaluations:

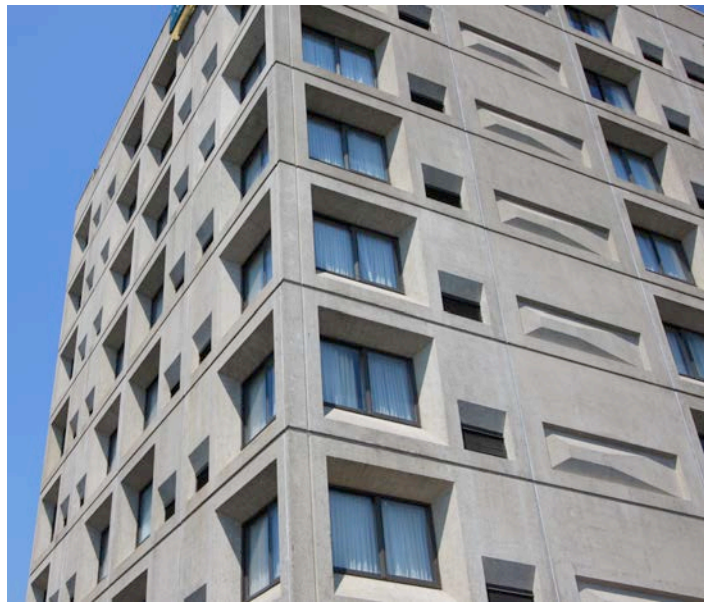
**Threats to the building or site:**

None known     Highways     Vandalism     Developers     Renewal     Private

Deterioration     Zoning     Other \_\_\_\_\_     Explanation \_\_\_\_\_



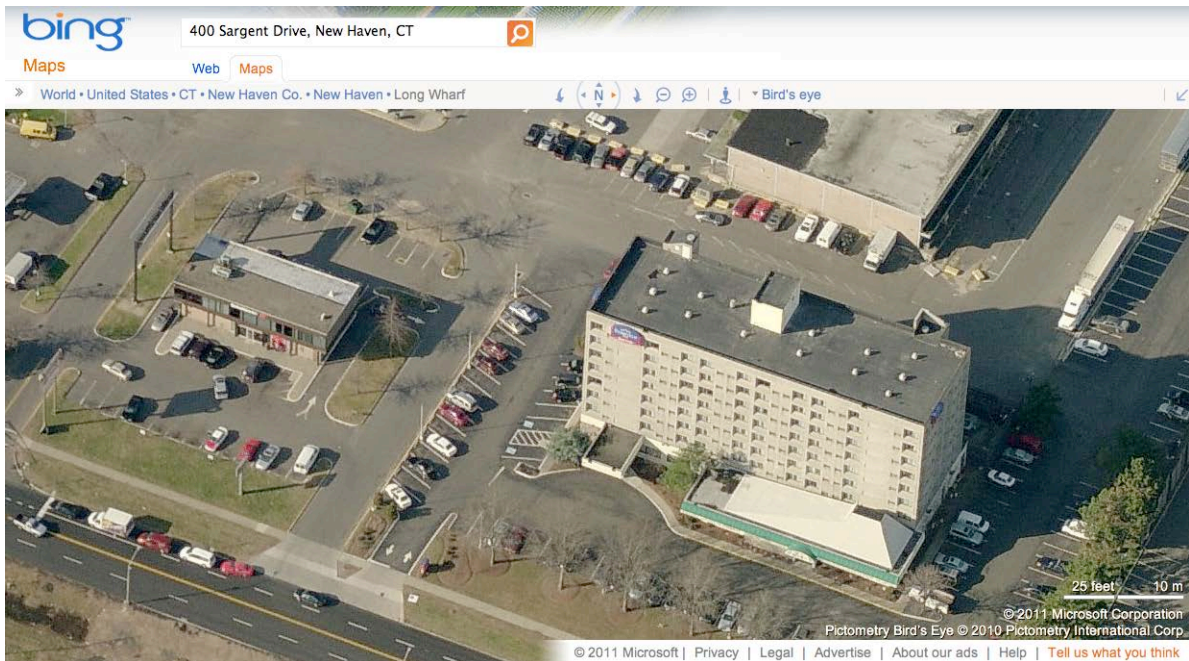
1. Southeast view from Sargent Drive, camera facing northwest.



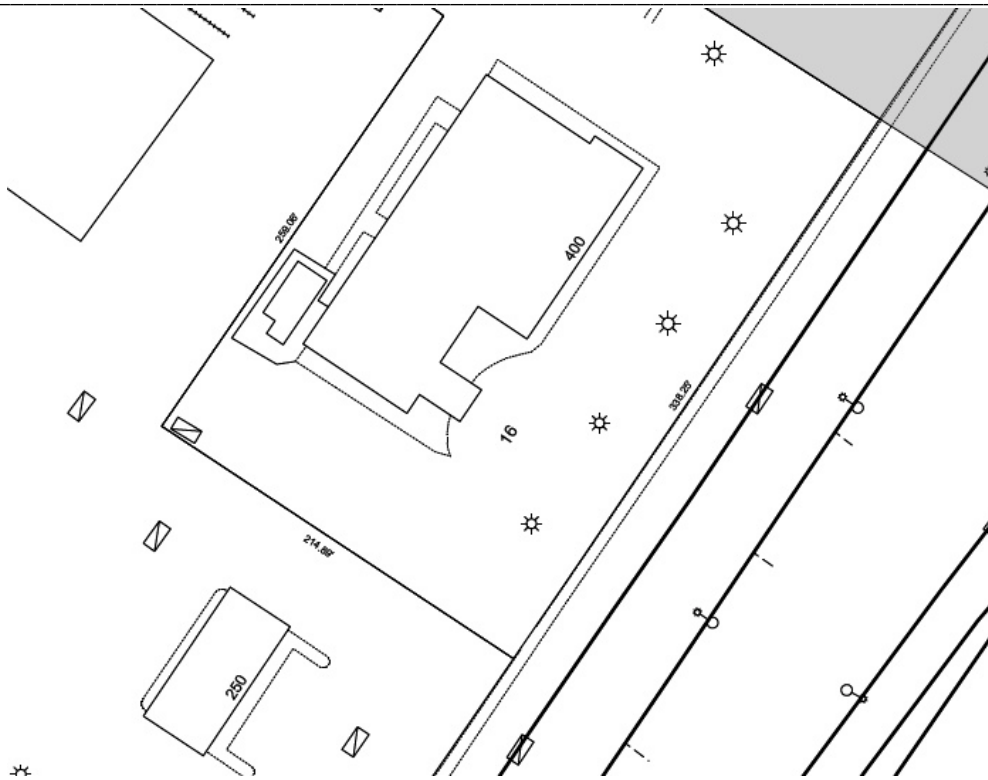
2. Southeast detail view from parking, camera facing northwest.



3. East detail view from parking, camera facing west.



4. East aerial view from Bing Maps. <http://www.bing.com/maps/> accessed 6/26/2011.



5. Detail from City of New Haven Tax Map: 228/1304/016, not to scale, North ↑.