

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) Robert T. Wolfe Apartments
 Building Name (Historic) Robert T. Wolfe Apartments
 Street Address or Location 49 Union Avenue
 Town/City New Haven Village Hill County New Haven
 Owner(s) Housing Authority of New Haven (HANH) Public Private

PROPERTY INFORMATION

Present Use: Residential - Multi-family Senior and Disabled
 Historic Use: Residential - Multi-family Elderly
Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Modernist - Post-modern Date of Construction 1972

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 _____

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: 4 and 8 **Approximate Dimensions** 54' x 176'

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: Parking lot at the south side of building, plaza and lawn to the west, solid wall along east property line.

Surrounding Environment:

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

• Interrelationship of building and surroundings:

Located on Union Avenue, the building is at the northeast corner of the triangular block formed by Union Avenue, Columbus Avenue, and Church Street South. It is on the west side of Union Avenue across from Union Station, the city's rail and bus terminal. Adjacent to the southwest is a low-rise housing development for families, to the northwest, a privately-owned high-rise senior apartment building, both contemporary with this building. To the northeast is the New Haven Police Department.

• Other notable features of building or site (*Interior and/or Exterior*) The building has a roughly rectangular shape with irregular projecting wings at the ground level, concrete block masonry walls, projecting bay windows at the upper stories, and a flat roof. The northernmost 2-bay section of the building is 4 stories high while the remainder is 8 stories. A combination of smooth and rusticated concrete block masonry is used on the exterior; combinations of smooth and textured blocks are used to frame window openings or create the impression of quoins running up the corners of the building. The wide window openings have cast concrete sills and sliding windows. A multi-story projecting bay rises from the 4th to the 8th story in an off-center location on each of the west and east sides, and additional angled bay windows are located along the 8th floor on both elevations. The bay windows have double hung sash. An engaged elevator tower with a shed roof on the end rises one story above the main portion of the building. There is a grade-level entry porch at the southeast corner with square masonry block piers and a glazed shed roof. A high concrete block masonry privacy wall runs along the east sidewalk line.

Architect Moore-Turnbull Associates; Charles Moore & William Turnbull, Jr. Builder Fusco Amatruda 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.95.
 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 238/0086/00400, Building Department permit files.
 "What's Happening in Housing in New Haven," New Haven Redevelopment Agency publication, July, 1969.

Photographer Lucas Karmazinas Date 11/30/2010

View Multiple views Negative on File NHPT

Name Lucas Karmazinas Date 8/10/2009

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 Robert T. Wolfe apartment building was constructed as part of a large residential development project known as "Church Street South." The site is located at the southeast edge of the extensive cleared area where the Oak Street neighborhood and harbor-side commercial areas were wiped away to make room for the Route 34 highway and to build a new model city. Ground was broken for the project in spring of 1969. The Church Street South project was to include approximately 1,000 mixed-income housing units in low-rise buildings, with the Robert T. Wolfe apartments adding 93 units of low-income elderly public housing. The building was completed in 1972 at a cost of \$1,548,000.

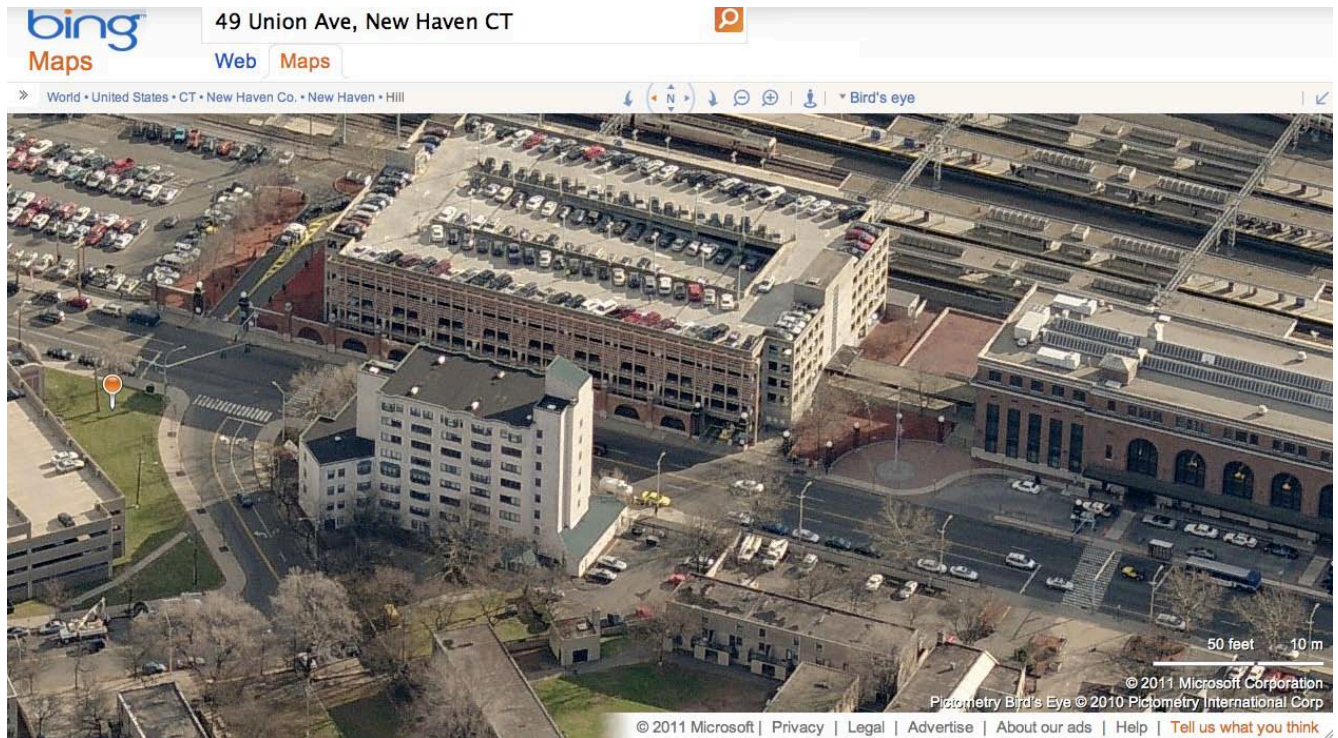
The Architect for the whole Church Street South project was Charles Moore, then the Dean of the Yale School of Art and Architecture, and his firm ML/TW. Moore was an enthusiastic practitioner of Post-modernism, employing clever design twists that comment humorously on serious architectural traditions. The basic rectilinear mass of the building is enlivened by the quirky locations of cantilevered bay windows and by the use of textured and smooth concrete block, inherently a utilitarian material, to create pretend quoins and lintels, references to elegant classical detailing.



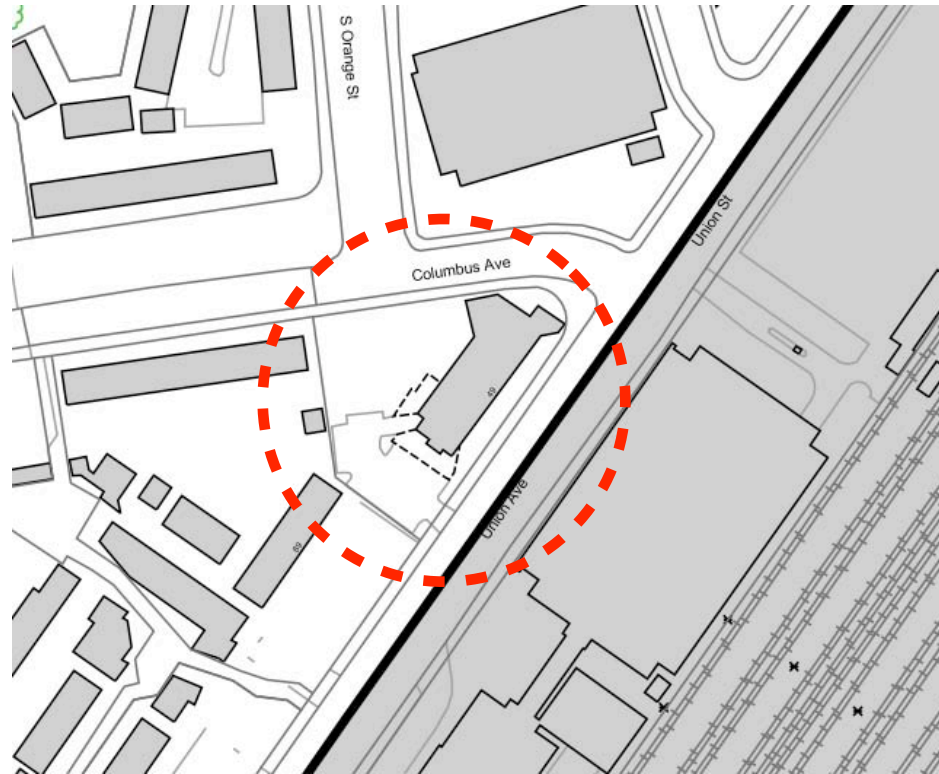
1. East (front) and north (side) elevations from Union Avenue, camera facing southwest.



2. East (front) and south (side) elevations from Union Avenue, camera facing northwest.



3. Aerial view from Bing Maps, <http://www.bing.com/maps> accessed 5/18/2011.



4. Site plan – from City of New Haven tax map, parcel 238/0086/00400, not to scale, North ↑