

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) East Rock Lodge, IBPOE
 Building Name (Historic) East Rock Lodge, IBPOE
 Street Address or Location 87 Webster Street
 Town/City New Haven Village Dixwell County New Haven
 Owner(s) East Rock Lodge 141 IBPOE of the World, Inc. Public Private

PROPERTY INFORMATION

Present Use: Fraternal Organization
 Historic Use: Fraternal Organization

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Modernist - Formalist Date of Construction 1967-9

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>pre-cast</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

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: 1 1/2 Approximate Dimensions 73' x 60' x 20' height

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: Window replacement in reduced sizes at north facade.

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: Front yard landscaping, asphalt parking

Surrounding Environment:

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

• Interrelationship of building and surroundings: This building is located at the northwest corner of Dixwell Avenue and Webster Street, on a .93-acre lot. The building is sited close to Dixwell Avenue, with a lawn to the south and parking to the west (shared with the church at 100 Webster Street). Dixwell Avenue is a major neighborhood shopping street which is also a through route north to Hamden. The area is a mix of 19th-century 2- to 3-story residential buildings and 1- to 2-story commercial buildings of the mid-to-late 20th century, many the product of the city's Redevelopment Plan.

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

The structure is a simple but elegant block composed of eight bays with slender pre-cast concrete piers supporting pre-cast concrete T-section beams which form the roof. At the south side, the building facade is recessed, allowing the structure to create a porch. On the north, the wall is flush with the inner face of the piers, leaving a shallow reveal. Brick walls are non-structural and contrast richly with the pale tan concrete. The south side has vertical glazed openings at the two outermost bays, with double doors at grade leading to stairs inside, up a half level to the main hall and down a half level to an undercroft level. Narrow vertical slit windows on the south facade correspond to the structural piers. On the north, horizontal strips of windows are located close to grade to illuminate the lower level, and high up near the roof, lighting the upper level hall. The east and west walls are severe vertical expanses of brick aligned with the T-rib of the beams so that there is a deep overhang formed by the beam's flange.

Architect Granbery/Cash & Associates, E. Carlton and Diana Builder Ames Construction Company, Hartford CT
 Granbery, George A. Cash

• Historical or Architectural importance:

The simple massing and use of pre-cast elements creates a Modernist design referencing a classical temple form. The building anchors a corner site at the south end of the Dixwell Plaza development, which was a major project in the Dixwell Renewal Plan. A series of civic and religious facilities were ranged along Dixwell Avenue, while residential projects ranging from public housing of the early 1940s to new developments of the 1960s, were located west and east of the avenue (see Florence Virtue Homes, Goffe Street, 114 and 244 Goffe Street, 110 Dixwell Avenue, and 114 Bristol Street).

Architect: E. Carleton Granbery (1913-1998) received undergraduate and graduate degrees from Yale and practiced in New Haven with his wife, Diana, a graduate of the Harvard Graduate School of Design. During the 1960s architect George A. Cash was associated with the firm, which was known as Granbery/Cash & Associates. The firm designed a number of public housing developments and park structures, and was also known for its single-family home designs.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976, p. 174.
 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: 294/345/004, Building Department permit files.

Photographer Charlotte Hitchcock Date 12/04/2010

View Multiple views Negative on File NHPT

Name Charlotte Hitchcock Date 12/21/2010

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 _____

• Sources (*continuation*):

Granbery, E. Carleton & Diana, "Office of Carleton Granbery Architect," promotional brochure, 1970, courtesy of John Herzan.

Granbery Archives, Whitney Library, New Haven Museum and Historical Society.

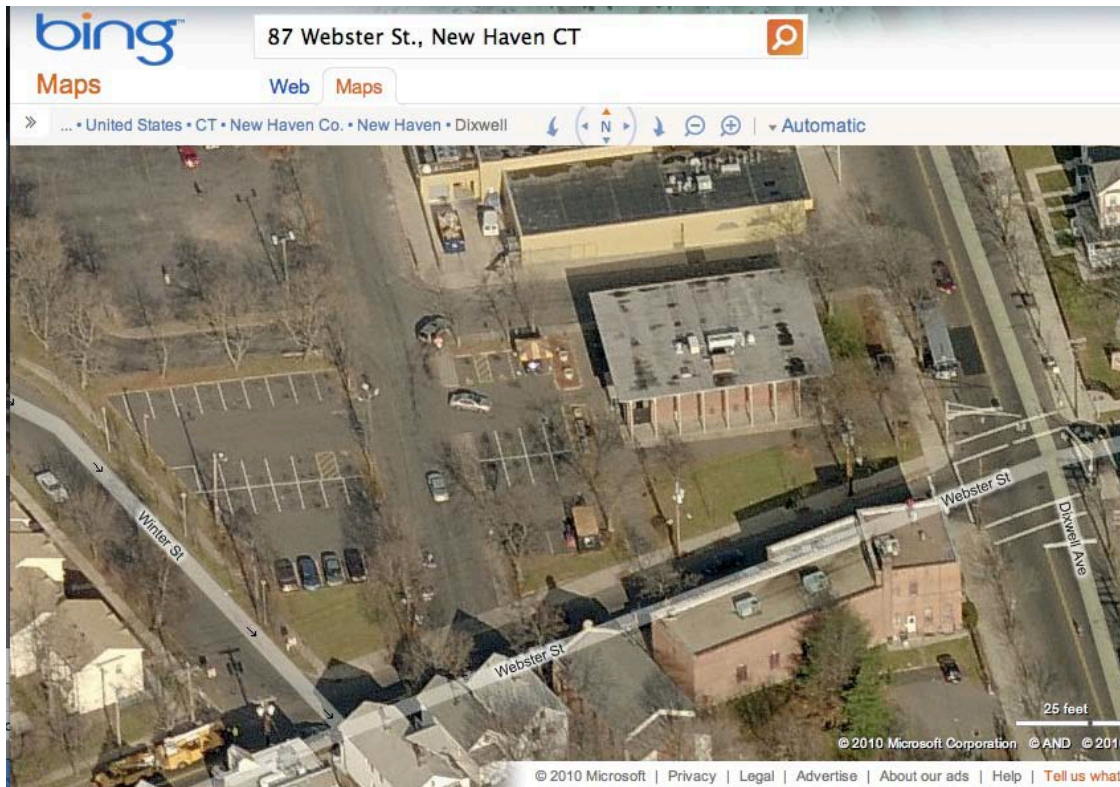
Pannenberg, Frank, personal communication, 2011.



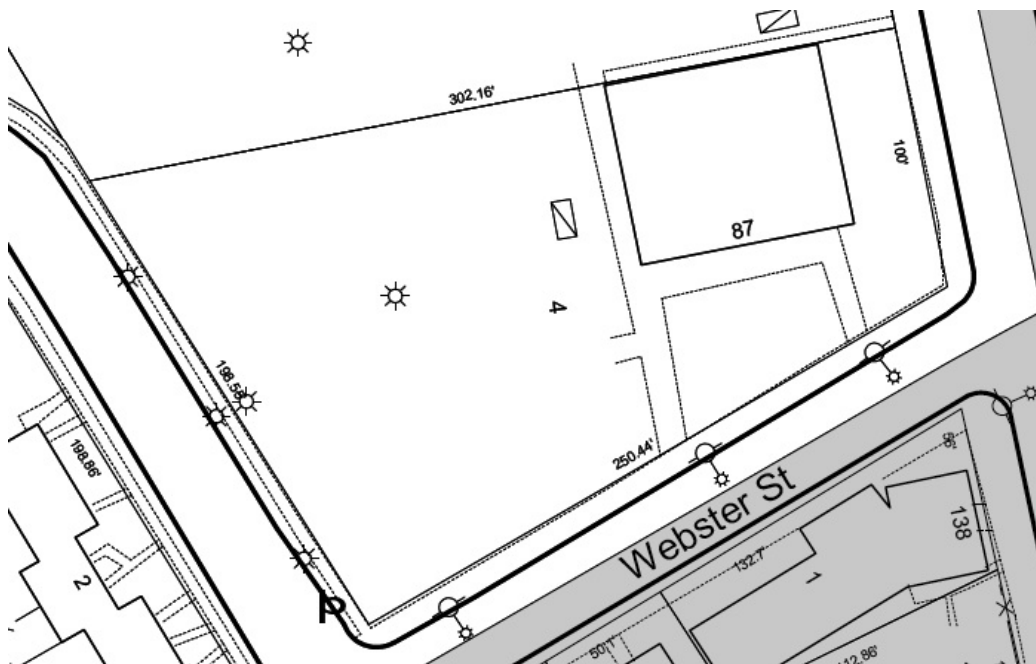
1. Southwest view from Webster Street, camera facing northeast.



2. Northeast view from entrance drive, camera facing southwest.



3. Aerial view from Bing Maps <http://www.bing.com/maps/> accessed 11/10/2010..



4. Site Plan – detail from City of New Haven Tax Map 294/345/004 - not to scale, North ↑