

# 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) Whalley Medical & Professional Center  
 Building Name (Historic) Whalley Medical & Professional Center  
 Street Address or Location 419 Whalley Avenue  
 Town/City New Haven Village Beaver Hills County New Haven  
 Owner(s) 419 Whalley LLC  Public  Private

**PROPERTY INFORMATION**

Present Use: Commercial - Offices  
 Historic Use: Commercial - Offices

**Accessibility to public:** Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain Lobby during business hours, offices by appointment  
 Style of building Modernist - Miesian Date of Construction 1951 & 1967

**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 type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Porcelainized Metal Panels</u> |                                       |  |

**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** 89' x 120' x 44' 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: Exterior refinished 2006, maintenance upgrades

**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 driveways and parking.

**Surrounding Environment:**

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

• Interrelationship of building and surroundings:

Whalley Avenue is a major commercial street connecting downtown with towns to the northwest. During the 1950s it was known as "automobile row," and all types of services located along the street, including grocery stores, banks, churches, a movie theater, and numerous small storefront businesses as well as residential development in both wood-framed and masonry multi-family buildings.

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

This is a 4-story office building consisting of a ground-floor base with brick masonry bearing walls and glazed storefronts facing the street, and three upper floors of mixed brick masonry and steel frame and curtain wall construction. The north side has a brick exterior wall full height, with three vertical slits containing louvers and, in the center, windows lighting the interior corridor. The west, south, and east sides are of steel frame construction, with the exterior cladding a system of porcelainized steel spandrel panels and horizontal strip glazing with metal frames. A series of projecting vertical fins applied to the exterior create a rhythm of 9 bays across the south street frontage (the center bay above the entry is wider) and 13 bays on the sides. Lighter vertical accents are formed by continuous vertical mullions. The glazing pattern consists of operable hopper sash with taller picture window panels above, arranged in continuous horizontal bands on all three upper floors. Entry canopies at the front, side, and rear elevations project out over aluminum storefront entrances.

Architect 1951: E. Wallace Cone, Waterbury CT      Builder 1951: Shapiro Construction Company, Waterbury CT  
 1967: Schilling & Goldbecker      1967: Franklin Construction Company

• Historical or Architectural importance:

A 1-story commercial structure was erected in 1951 and additional floors added in 1967 by Pegnataro Realty, proprietors of a local supermarket chain. The expansion of a 1-story commercial storefront into an International Style office block, exemplifies the privately-financed development of the Whalley Avenue commercial strip during the years when the growing suburban neighborhoods of Beaver Hills and Westville as well as automobile-based towns like Orange and Woodbridge, made the avenue a lively center for transportation and shopping. City-sponsored redevelopment activity played a role by buying property downtown, allowing both merchants and residents the means to relocate their homes, businesses, and religious facilities to the newer middle-class areas. Similar upward commercial expansion can be found along Chapel Street near Dwight, while the design elements are repeated in buildings such as 300 George and 135 College Street. The sleek International Style skin added to the new upper floors symbolized efficiency and clean modern forward-looking design. From the beginning, the tenants tended toward the medical and dental professions.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976.  
 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: 333/ 0294/ 058, Building Department permit files.

Photographer Charlotte Hitchcock      Date 8/29/2009  
 View Multiple views      Negative on File NHPT  
 Name Charlotte Hitchcock      Date 12/11/2010  
 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. South view from Whalley Avenue, camera facing north.



2. Northeast view from rear parking, camera facing southwest.

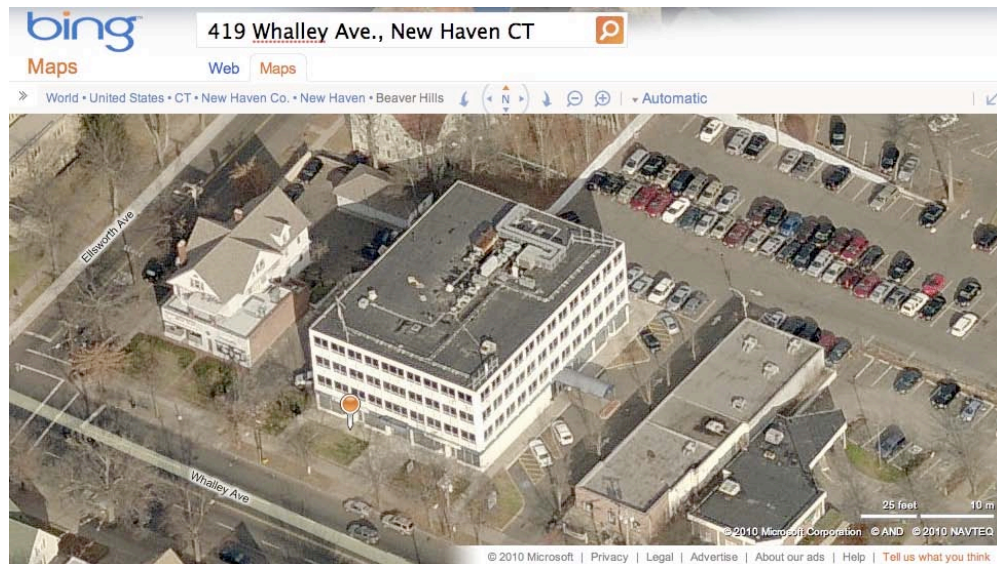




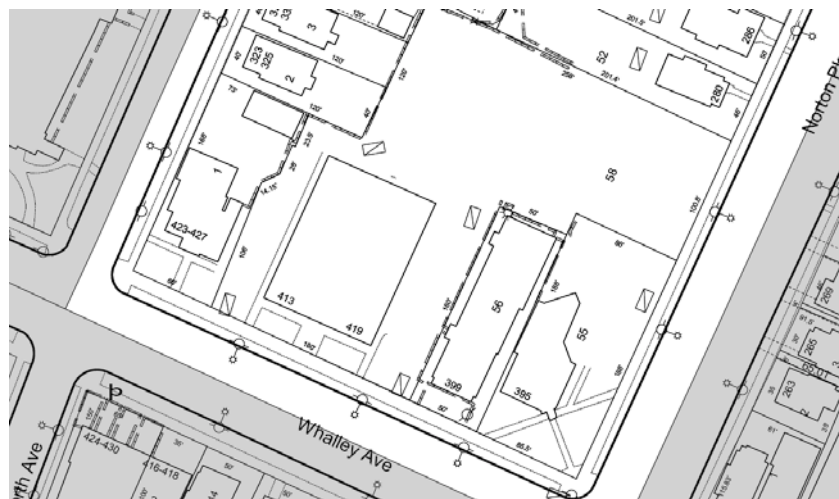
3. Southwest view from Whalley Avenue, camera facing north.



4. North view from parking.



5. South aerial view from Bing Maps <http://www.bing.com/maps/> accessed 12/11/2010.



6. Site Plan – from City of New Haven Tax Map 333/294/058, not to scale, North ↑