



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) Prescott Bush Mall
 Building Name (Historic) Prescott Bush Mall
 Street Address or Location 220-230 County Street
 Town/City New Haven Village Goffe-Dixwell County New Haven
 Owner(s) Housing Authority of New Haven Public Private

PROPERTY INFORMATION

Present Use: Residential Senior Rental Apartments
 Historic Use: Residential Senior Rental Apartments

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Modernist - International Date of Construction 1966

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>Masonry Units</u>) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>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: 2 **Approximate Dimensions** 60' X 110'; 60' X 140'; 60' X 120'

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: Rehabilitation in 2009. Architect: Silver Petrucelli & Associates

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: Landscaped front and sides, parking area.

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 a 1.63-acre site at the northwest corner of Henry and County Streets in an area that is densely built-up and is a mix of residential and commercial buildings reflecting the mixed uses of the early 20th century along with the renewal efforts of the Redevelopment period of the 1950s through the 1970s. Immediately adjacent to the south is De Gale Field, a city park created during the period.

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

Prescott Bush Mall, located at the northwest corner of County and Henry Streets, is a 2-story complex containing 60 units of mixed-sized apartments (reduced to 56 units during renovation). The complex has a long rectangular footprint oriented north-south parallel to County Street, a low-rise 2-story mass, and a flat roof. The building's modest front-yard setbacks are somewhat deeper than nearby homes. The three attached blocks of the building are slightly staggered, each is set back from the next with the northern block closest to the street line and the southern block set back most. The building is constructed of concrete block with brick exterior at the ground floor, metal windows, and vertical metal cladding at the upper floor. The structure has sleek horizontal lines with contrasting vertical volumes in the stair towers and fin walls between dwelling units. The 2nd story has walk-out balconies that cantilever above ground-floor patios.

Architect Granbery/Cash & Associates, E. Carlton and Diana Builder _____
 Granbery, George A. Cash

• 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.176.
 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.
 Granbery, E. Carleton & Diana, "Office of Carleton Granbery Architect," promotional brochure, 1970, courtesy of John Herzan.
 "Construction for Elderly Housing Starts" New Haven Register, October 17, 1962.
 New Haven Tax Assessor's Record: Map/Block/Parcel: 321/ 323/ 016.

Photographer Charlotte Hitchcock Date 11/30/2010

View Multiple views Negative on File NHPT

Name Amy Gagnon / Charlotte Hitchcock Date 11/30/2010

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 _____

• Historical or Architectural importance:

Prescott Bush Mall, called Dixwell Housing for the Elderly Citizen during the planning stages, was created as a low-rent public housing development for senior citizens constructed under the New Haven Public Housing Authority. The project was designed by local architects Granbery/Cash & Associates. The total development cost for the project was estimated at \$946,666 with an average cost per unit listed at \$15,778. The project consisted of a 2-story low-rise building with a total of 60 units, including 27 efficiency apartments, 28 1-bedroom apartments, and 5 2-bedroom units. In addition, each unit on the 2nd floor had a balcony.

Conceived in mid-1962, the Prescott Bush Mall housing project was one of several projects spearheaded by the Housing Authority of New Haven during the 1960s. Bush Mall was part of a special housing program that used federal funding to create affordable housing for New Haven's elderly. The design of the low garden apartment type of structure set into an area of lawn, is an example of the emulation of suburban spacing and layout that typifies a number of the housing developments of the Redevelopment period (see Inventory forms for 5 Daisy Street, Goffe Street Florence Virtue Homes) (Brown, p. 176).

In 2009, Prescott Bush Mall underwent a major modernization and rehabilitation at a cost of \$6.9 million dollars. The work aimed to maintain the original features of the building's facade, although a few changes were made including window redesign, second story porch railings, and glass stair enclosures. The renovations were designed to accommodate current building code and accessibility requirements.

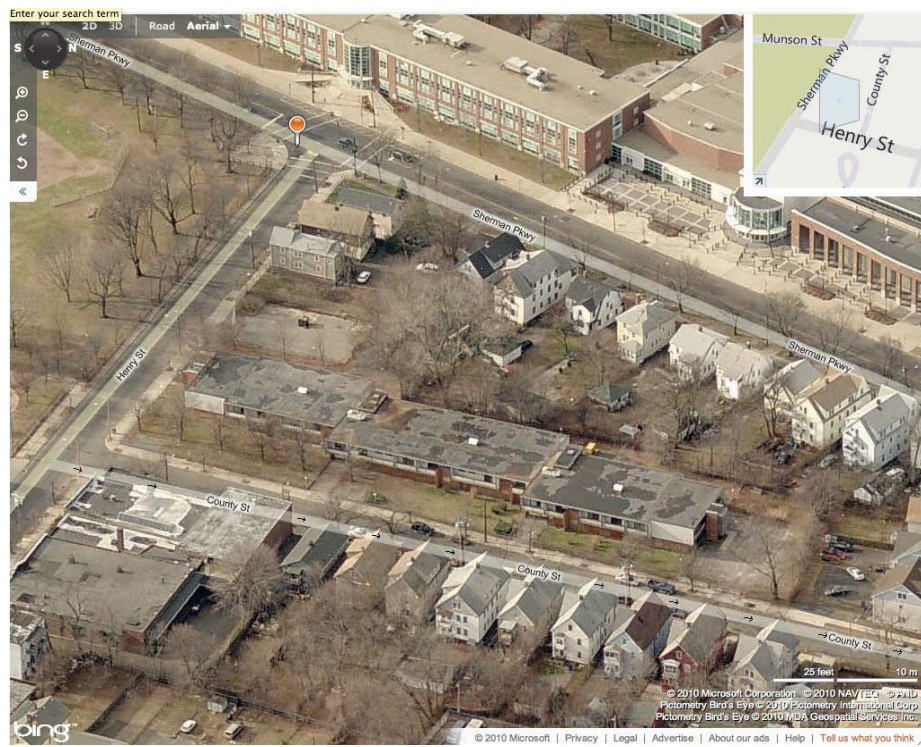
Architect: E. Carleton Granbery (1913-1998) received undergraduate and graduate degrees from Yale and practiced in New Haven with his wife, Diana, a graduate of the Harvard Graduate School of Design. During the 1960s architect George A. Cash was associated with the firm, which was known as Granbery/Cash & Associates.



1. Northeast view with balcony and north stair tower, camera facing southwest. New parking and fencing were added during 2009 renovations.



2. Southeast view from the corner of Henry and County Streets, camera facing northwest.



3. Aerial view from Bing Maps (<http://www.bing.com/maps/>) accessed 8/15/2010; photo taken prior to 2009 renovations, showing the adjacent context of single- and multi-family residential buildings; Hillhouse High School in the background.

