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) McCollough Court Apartments
Building Name (Historic) McCollough Court Apartments
Street Address or Location 110-112 Dixwell Avenue and 126 Bristol Street
Town/City New Haven Village Dixwell County New Haven
Owner(s) United House of Prayer for All People O Public O Private
PROPERTY INFORMATION
Present Use: Residential - Rental Apartments
Historic Use: Residential - Rental Apartments
Accessibility to public: Exterior visible from public road? \bigcirc Yes \bigcirc No
Interior accessible? O Yes O No If yes, explain Residential Apartments
Style of building Modernist Date of Construction 1981, 1987
Material(s) (Indicate use or location when appropriate):
Clapboard Asbestos Siding 🖌 Brick Wood Shingle Asphalt Siding
☐ Fieldstone ☐ Board & Batten ☐ Stucco ☐ Cobblestone ☐ Aluminum Siding
□ Concrete (Type) □ Cut Stone (Type) □ Other
Structural System Wood Frame Post & Beam Balloon Image: Load bearing masonry Structural iron or stee
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: 2 Approximate Dimensions <u>160' X 38', 40' x 102', 38' x 78', 38' x 210'</u>
Structural Condition: 🔲 Excellent 🗹 Good 🔛 Fair 🛄 Deteriorated
Exterior Condition: 🔲 Excellent 🖌 Good 🔛 Fair 🔛 Deteriorated
Location Integrity: On original site O Moved When?
Alterations? O Yes • No If yes, explain:
FOR OFFICE USE: Town # Site # UTM
District: S NR If NR, Specify: Actual Potential

110 Dixwell Avenue, New Haven CT	Historic Resources Inventory	
PROPERTY INFORMATION (CONT'D)		
Related outbuildings or landscape features: Barn Shed Garage Carriage House Other landscape features or buildings: Parking areas shared with adjacent chemical shared with adjace	Shop Garden	
Surrounding Environment: □ Open land □ Woodland ☑ High building density ☑ Residential ☑ Scattered buildings visible from site	rial 🔲 Rural	
 Interrelationship of building and surroundings: Located on a major neighborhood shopping street which is also a through route north to Hamden, the McCollough Court Apartments are located in a high-density commercial and residential area. Much of the nearby area was cleared and redeveloped, including Goffe Street, Dixwell Avenue, and parts of Bristol Street. Along Webster and Bristol Streets, some older single and multi-family homes remain. At the time of construction, brick low-rise apartments, Elm Haven public housing, filled the blocks between Webster and Ashmun Streets to the east of these sites. Other notable features of building or site (Interior and/ or Exterior) 		
Architect Edward E. Cherry Builder Skolnick Constru	uction	
Architect BuilderBuilder		
Historical or Architectural importance: See continuation sheet.		
• Sources:		
Brown, Elizabeth Mills; <i>New Haven: A Guide to Architecture & Urban Design</i> , Yale Universit Carley, Rachel D., <i>Tomorrow is Here: New Haven and the Modern Movement</i> (Privately print Trust, New Haven CT) June, 2008. New Haven Tax Assessor's Record: Map/Block/Parcel: 296/0328/00401, 281/ 0350/ 038, "Work Beginning on Church Project." New Haven Register, July 27, 1979, Clipping File, "	ed by the New Haven Preservation , Building Department permit files.	
Photographer Charlotte Hitchcock	Date 12/04/2010	
View Multiple views	Jegative on File <u>NHPT</u>	
Name Amy Gagnon/Charlotte Hitchcock		
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: Image: None known Highways Image: Deterioration Zoning Image: Other Image: Deterioration The second	Renewal Private	
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110 Dixwell Avenue, New Haven, CT

• Other notable features of building or site (Interior and exterior):

There are two buildings at 110 Dixwell Avenue: one block is arranged north-south parallel to Dixwell Avenue while the second is to the west and oriented east-west. The buildings are roughly rectangular, each with an offset center section. The structures have brick masonry walls and gabled roofs with the eave-side along the length. Each building is comprised of three identical 2-story attached sections, which are staggered. The east building is flats, with the second floor accessed from entry vestibules projecting on the west side away from the street, and there are balconies on the street side, supported by brick wing walls centered in each of the three parts. Below the balconies, on the 1st floor, are patios with sliding glass doors. The west building appears to be two-story townhouse units. Parking is located at the northwest part of the site and additional spaces are shared with the church lot next door to the south. The street-side patios are enclosed by ribbed concrete block masonry privacy walls.

An additional complex of two buildings is located at 126 Bristol Street, with one building at the southeast corner of Bristol and Dixwell Avenue and a second longer building to the east, also oriented parallel to Dixwell Avenue. Here the entries are from the parking area between the buildings, and the private balconies or patios are located at the outer sides either facing west to Dixwell Avenue or facing east, overlooking the gardens of 114 Bristol Street (see Inventory form).

• Historical or Architectural importance:

The McCollough Court Apartments were built as part of the Dixwell Avenue's redevelopment, envisioned by the New Haven Redevelopment Agency in the 1950s and 1960s, although the complex itself was completed in the 1980s. The Dixwell Redevelopment Plan aimed to purchase and clear blighted areas and sell parcels of land to private developers, often churches who were encouraged to build housing. The apartment complex at 110 Dixwell Avenue was built alongside the United House of Prayer for All People, a plan designed to bolster social stability by incorporating the residential and church buildings under one sponsorship. The apartment complex consists of twenty housing units and includes 1-, 2-, and 3-bedroom floor plans with both 2-story and garden style apartments, an elevator, ramps, and wheelchair access for the handicapped. The similar buildings across the street at 126 Bristol Street were built a few years later, in 1987, as 2-story flats.

The residential buildings were designed to harmonize with the church – similar gable roofs and textured brick walls, with the shed-roofed elements of the entryways providing a California Modernist flavor. The arrangement with entries from the rear parking rather than from the street, is an example of the suburban planning ideal that has been forced into these urban sites, and has left many of the private areas exposed to street noise and public view.

The United House of Prayer for All People is part of a regional church with 130 congregations. The complex was named after the church's Bishop William McCollough. City leaders at the time touted the apartment/ church complex as an "outstanding example of what could be accomplished through the cooperative efforts of the city and private institutions to ensure that the use of inner-city land be mutually beneficial and satisfactory."

Architect: Edward E. Cherry has practiced architecture from an office in Hamden CT from the 1960s through the end of the 20th century, is a well-known Afro-American architect in the local community, an collaborated with larger firms on several major projects during the Redevelopment period (see Inventory form for 197 Dixwell Avenue).

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1. Southeast view from Dixwell Avenue, camera facing northwest.



2. Northwest view, camera facing east. Rear of east building at left; north front of west building at right.

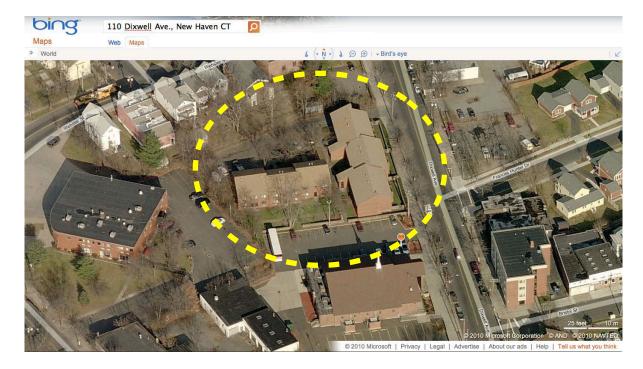
110 Dixwell Avenue, New Haven, CT



3. South view of west building



4. West view of east building at right, south side of west building at left.



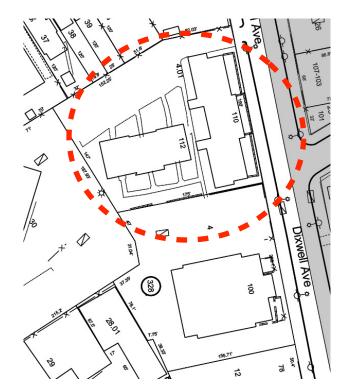
5. South aerial view from Bing Maps <u>http://www.bing.com/maps/</u> accessed 11/22/2010. The House of Prayer for All People at 100 Dixwell Avenue is at the lower center, with the apartments at 110 Dixwell Avenue above.

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110 Dixwell Avenue, New Haven, CT



6. North aerial view from Bing Maps <u>http://www.bing.com/maps/</u> accessed 4/28/2011. The House of Prayer for All People at 100 Dixwell Avenue is at the center, with the apartments at 110-12 Dixwell Avenue below right and 126 Bristol Street above left.



7. Detail of 110-112 Dixwell Avenue from City of New Haven Tax Map 296/328/004.01.