

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) Ruoppolo Manor

Building Name (Historic) Ruoppolo Manor

Street Address or Location 480 Ferry Street

Town/City New Haven Village Fair Haven County New Haven

Owner(s) Housing Authority of New Haven Public Private

PROPERTY INFORMATION

Present Use: Residential - Senior Rental Housing

Historic Use: Residential - Senior Rental Housing

Accessibility to public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain _____

Style of building Modernist - Brutalist Date of Construction 1969

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 Block Masonry) Cut Stone (Type _____) Other _____

Structural System

Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel

Other Prestressed Concrete Plank (floors)

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: 5 Approximate Dimensions Y-shaped: 3 wings each 56' x 81' x 54' 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: _____

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: Asphalt paved circular drive and parking lot, metal fencing and gates

Surrounding Environment:

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

• Interrelationship of building and surroundings: The building occupies a large 1.47-acre property, which was formerly the car barn and part of the right-of-way of the Shoreline Railway (later Connecticut Company), stretching through the block between Poplar and Ferry Streets. The adjacent neighborhood is a residential area of 19th- and early 20th-century single and multi-family dwellings. The building is taller than its neighbors, but is set back from the street in a setting with mature trees and landscaped grounds.

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

This building is Y-shaped in plan, with its west and north wings perpendicular and aligned with the street grid, while the southeast wing follows the diagonal orientation of the old rail right-of-way. Construction is split-ribbed concrete block masonry in a pinkish tint, giving an appearance similar to cast in place concrete. 116 apartments are located on five floors. The floor plan has indentations which provide balconies for many units. The projecting bays and stairs are expressed as vertical towers; some masses at the ends of the wings have shed-roofed terminations, giving a visual impression of varied volumes which reduces the sense of mass to a more human scale. The grade is ramped up at the entrance in the northeast inside corner; on the south and west garden sides, grade appears to be at a lower level. Windows are metal-framed sliding units, probably replaced since the original construction. The height of the structure allows considerable land to be preserved as usable outdoor space.

Architect Gilbert Switzer and Associates Builder Giordano Construction Company

• Historical or Architectural importance:

Following the precedent of Paul Rudolph's Crawford Manor, this project uses textured concrete block masonry for a durable exterior with a "Brutalist" Modernist style. Verticality of the tower-like volumes and the roughness of the material, give it a castle-like appearance which is softened somewhat by the varied massing and ample landscaping. This was one of a number of rental housing developments for senior citizens developed in various areas of the city following the Redevelopment Plans that were written for each neighborhood during the 1950s and 60s. See also 5 Daisy Street, 220 County Street, 60 Warren Street, and 90 Park Street.

Gilbert Switzer, later with John A. Matthews, practiced architecture from offices at 315 Whitney Avenue, and later in a re-used Firehouse (see Inventory form for 15 Edwards Street) and was active in the design of numerous housing developments both public and private during the 1960s and 70s (see 200 Fountain Street, 99 Edgewood Avenue, and University Place). Switzer studied sculpture before World War II and architecture after his war service.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture & Urban Design*, Yale U. Press, New Haven, 1976, p. 200.

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: 168/782/011, Building Department permit files.

New Haven Redevelopment Agency Annual Report, 1969, p. 10.

See continuation sheet.

Photographer Charlotte Hitchcock Date 12/02/2010

View Multiple views - East Negative on File NHPT

Name Charlotte Hitchcock Date 12/19/2010

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*):

Fair Haven Renewal & Redevelopment Plan, New Haven Redevelopment Agency, 1969.

Housing Authority of New Haven, <http://www.elmcitycommunities.com/PropertyDisplay.aspx?PropertyID=Matthew>

University of Connecticut Digital Mosaic, New Haven Museum and Historical Society

http://images.lib.uconn.edu/cdm4/item_viewer.php?CISOROOT=/cho&CISOPTR=13456&CISOBX=1&REC=7

http://images.lib.uconn.edu/cdm4/item_viewer.php?CISOROOT=/cho&CISOPTR=14222&CISOBX=1&REC=2

Walker Lithograph & Publishing Co., *Atlas of New Haven Connecticut 1911*,

<http://www.wardmaps.com/viewasset.php?aid=73>



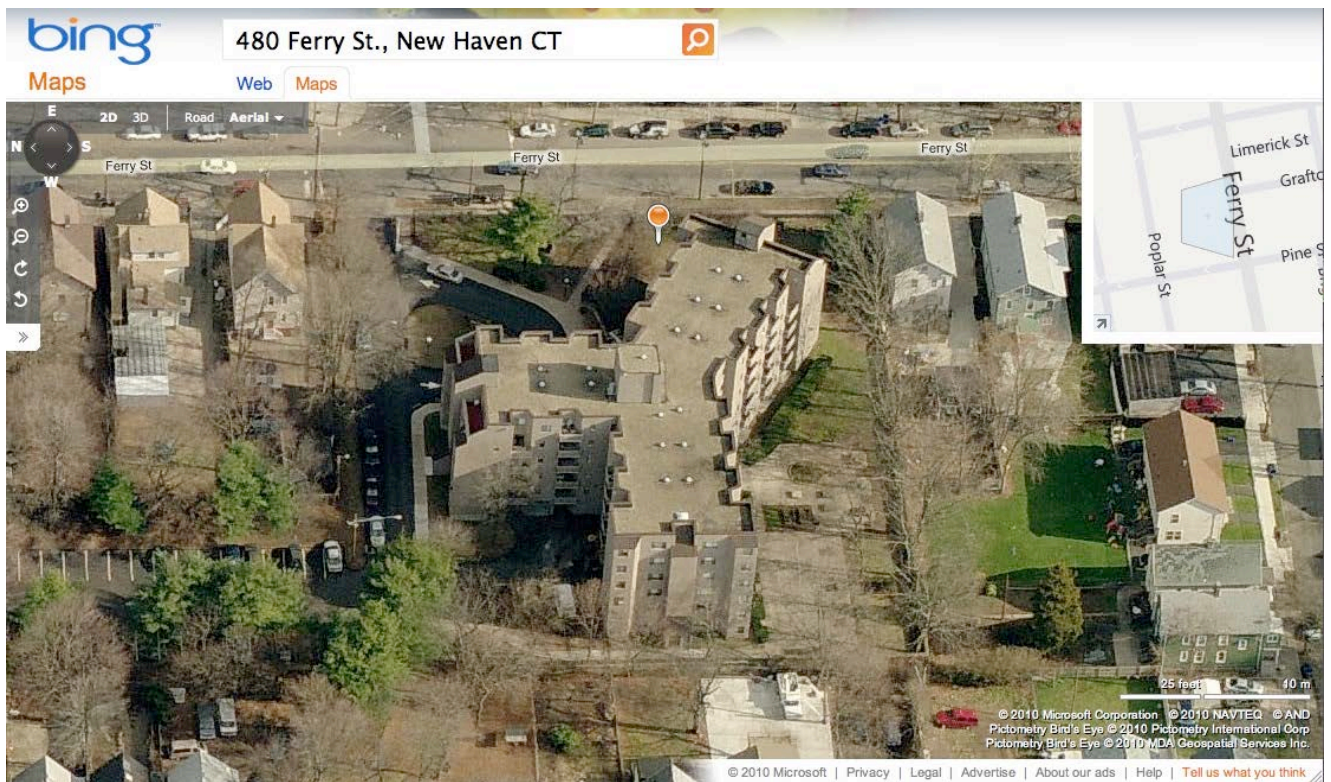
1. East detail view from Ferry Street, camera facing west.



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



3. Southeast (left) and east (right) views of southwest wing, camera facing northwest.



4. West aerial view from Bing Maps <http://www.bing.com/maps/> accessed 11/10/2010..



5. Site Plan – detail from City of New Haven Tax Map 168/782/011, not to scale, North ↑.