



## 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) Eugene and Valene Cornelius House  
 Building Name (Historic) Roger Small / Eugene and Valene Cornelius House  
 Street Address or Location 851 Forest Road  
 Town/City New Haven Village Westville County New Haven  
 Owner(s) Eugene and Valene Cornelius  Public  Private

### PROPERTY INFORMATION

Present Use: Residence - Single Family  
 Historic Use: Residence - Single Family

**Accessibility to public:** Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain \_\_\_\_\_  
 Style of building Modernist - California Date of Construction 1963

**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>Block Masonry</u> ) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Vertical Wood</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 \_\_\_\_\_

**Number of Stories:** 1 and B **Approximate Dimensions** 38' x 42'

**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: Chimney rebuilt with stone veneer.

**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: Flagstone driveway, trellis screen

**Surrounding Environment:**

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

• Interrelationship of building and surroundings:

This Westville neighborhood has a street grid laid out in the early 20th century on land that had been farmed, much of it by noted local citizen Donald Grant Mitchell. This block extends the grid westward up a steep slope to meet Forest Road, and has homes constructed in the 1970s after the flat land had been fully developed. Most homes are built in traditional neo-colonial and ranch styles. This corner house at Cleveland and Forest Road is unique in the immediate area for its Modernism.

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

This is a 1-story house with a low-slope gable roof, the gable-end facing west toward Forest Road. The main entry is a flush door facing a curved drive accessed from Forest Road. The south side faces a patio with a trellis and screen walls sheltering it from the Forest Road. A basement level garage and living space open to a lower level grade on the Cleveland Road (north) and back yard (east) sides. The two exposed lower level walls are tinted concrete block masonry scored in an 8 x 8" pattern. The main level has dark-stained vertical wood siding on its west gable-end and portions of the eave-sides. The east garden exposure and portions of the eave-sides are infilled with a pattern of glazed window areas and solid spandrel panels in a grid framework of dark-stained wood strip members. The roof is asphalt shingles with a deep overhang on all sides and a massive chimney mass, originally brick-faced but re-clad in stone veneer.

Architect Roger Small Builder Roger Small

• Historical or Architectural importance:

The house was built in 1964 by local design-build architect/contractor Roger Small. He lived in it himself until 1969, when it was purchased by the current owners. The low-slope gable roof, dark-stained siding, and ample use of glazing to connect interior and outdoor living spaces, reflect the residential styles popularized in California by Eichler and similar developers during the 1960s. It is an unusual type for this part of New Haven, where there were few available building lots, and the predominant styles were traditional neo-Colonial and ranch. Another possible though undocumented design source may be the Techbuilt system of prefabrication established by Carl Koch, a 1937 graduate of the Harvard Graduate School of Design who designed several multi-family housing projects for the New Haven Redevelopment Agency during the 1960s. The concrete block masonry lower level which doubles the floor area, and roof and window configurations, closely match Techbuilt homes designed by Koch.

• Sources: Brown, Elizabeth Mills; *New Haven: A Guide to Architecture & Urban Design*, Yale U. Press, New Haven, 1976, p.94.  
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.  
Cornelius, Eugene, personal communication, June 16, 2010.  
Koch, Carl, Lewis, Andy, *At Home with Tomorrow*, Rinehart & Company, Inc., New York, 1958.  
Modern Homes Survey New Canaan CT <http://www.preservationnation.org/travel-and-sites/sites/northeast-region/new-canaan-ct/>  
New Haven Tax Assessor's Record: Map/Block/Parcel: 382/ 1081/ 00200, Building Department permit files.

Photographer Charlotte Hitchcock Date 4/05/2010

View Multiple views Negative on File NHPT

Name Charlotte Hitchcock Date 7/22/2010

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. West view from Forest Road, camera facing east.



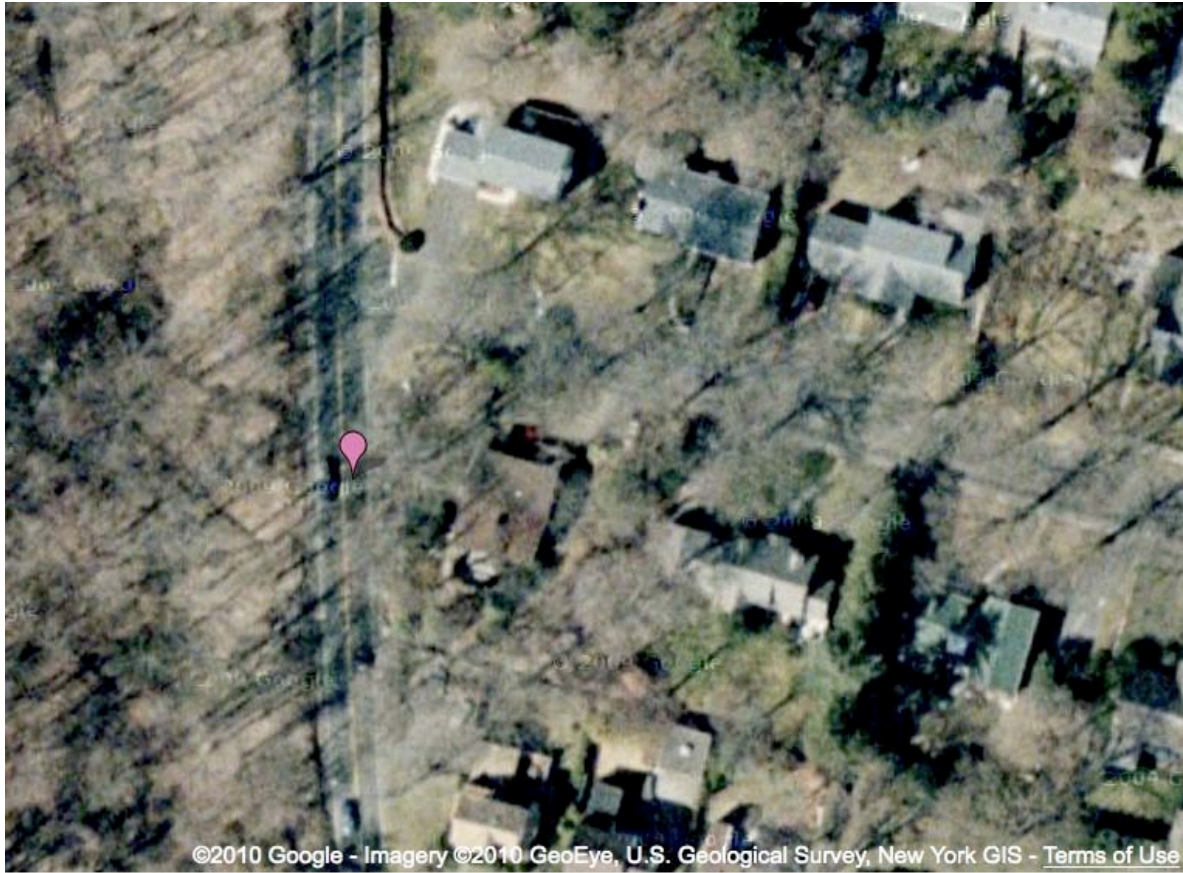
2. Northeast view from Cleveland Road, camera facing southwest



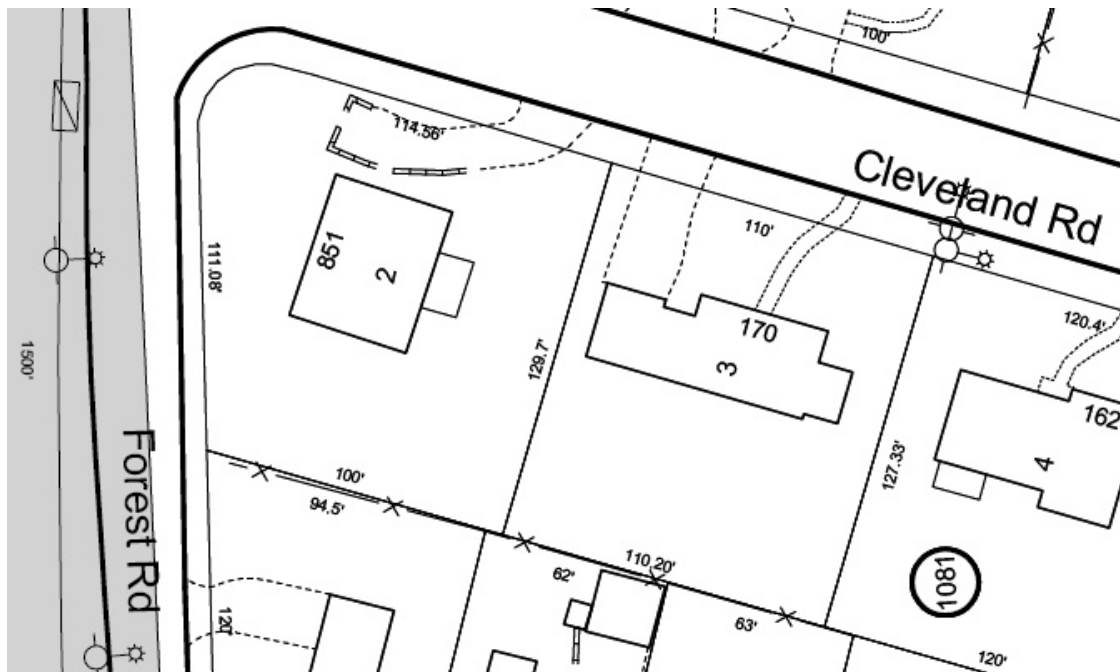
3. Northwest View from Cleveland Road – camera facing southeast.



4. Southwest view from Forest Road showing screen and trellis – camera facing northeast.



5. Aerial view from Google Maps <http://maps.google.com/> accessed 7/22/2010.



6. Site Plan – from City of New Haven Tax Map 382/ 1081/ 00200, not to scale, North ↑ .