



## 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) St. Martin's Townhouses  
 Building Name (Historic) St. Martin de Porres Townhouses  
 Street Address or Location 148-220 Goffe Street  
 Town/City New Haven Village \_\_\_\_\_ County New Haven  
 Owner(s) St Martins Owner LLC  Public  Private

### PROPERTY INFORMATION

Present Use: Residential Rental Apartments  
 Historic Use: Residential Co-op Housing  
**Accessibility to public:** Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain \_\_\_\_\_  
 Style of building Modernist Date of Construction 1968

**Material(s)** (Indicate use or location when appropriate):

- |   |   |   |                                       |  |
|---|---|---|---------------------------------------|--|
| <input checked="" 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>vinyl siding</u> |                                       |  |

### Structural System

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

### 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

**Number of Stories:** 2 and 3 **Approximate Dimensions** (1)@ 36'x102', (2)@ 36'x122', (3)@ 36'x142'

**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: Replacement siding, windows, doors, maintenance

**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 parking lots, lawn, shade trees

**Surrounding Environment:**

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

• Interrelationship of building and surroundings:

The site extends 877 feet along Goffe Street between Orchard and Webster Streets on land cleared for urban renewal in the 1960s. Adjacent buildings to the south and west are 2- to 3-story 19th- and early 20th-century houses and small commercial buildings. To the north are residential buildings, a fire station, and a school also built during the late 1960s.

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

See continuation sheet.

Architect Polak and Sullivan Builder Prete and Son, Inc.

• 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.175-6.
- 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.
- Hommann, Mary; *Wooster Square Design*, The New Haven Redevelopment Authority, 1965.
- New Haven Redevelopment Agency Annual Report, 1969, pp. 3-4.
- New Haven Assessor's Record: Map/Block/Parcel 295/306/006, Building Department permit files.

Photographer Charlotte Hitchcock Date 8/28/2009

View Multiple Views Negative on File NHPT

Name Charlotte Hitchcock Date 12/21/2009

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 \_\_\_\_\_

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

The development consists of six buildings totaling 63 dwelling units in a row house-style layout.

One building type includes: Ground floor flats open directly to grade or to an entryway half level below grade. Above them, duplex units have individual wood-framed steps and porches one level or a half level above grade. Many of the upper units have narrow wood-framed balconies at the rear exposure. Three buildings of this layout are sited perpendicular to Goffe Street. The three-story height is reduced at the street facade through the placement of a flat-over-flat module as the end unit. One similar building is located at the north end of the Goffe Street frontage, near the corner of Orchard Street.

A second building type consists solely of duplex row house units with entries from small concrete porches a few steps above grade. These appear to have basements. Two buildings of this type are sited parallel to Goffe Street, set back approximately ten feet from the sidewalk.

Three parking areas are located between the buildings with three two-way curb cuts onto the street. Landscaping along the street is minimal; larger areas of lawn and shade trees are located at the rear of the site.

All structures consist of concrete masonry bearing end and party walls, which project slightly forward past the infill wall plane, giving a hint of an International style vocabulary. Front and rear non-bearing walls are concrete masonry at the lower level flats and horizontal siding at duplex units, recently re-sided with vinyl clapboard siding. Concrete masonry and wood balconies are painted a light gray; siding is tan with white windows and green doors. Ornamental detail is minimal. Roofs are flat with a white horizontal fascia, and a steeply pitched roof canopy with asphalt shingles is mounted above the entry doors of the duplex units. The original color scheme had a darker tone for the concrete masonry, giving an emphasis to the framing effect of the protruding party walls.

- Historical or Architectural importance:

This development, along with the Florence Virtue Homes, a larger project across Goffe Street, and the Columbus Mall homes on Wooster Street, were some of the larger construction projects of the New Haven Redevelopment Agency as their slum clearance plans gathered momentum in the mid- to late-1960s. Brown notes (p. 176) in her description of these developments, that there was a push toward suburban ideals of flowing space, light and air, in the layout of these buildings, and attempts to disguise the actual urban density. It can be seen as a reference to the International style ideal of buildings floating in open landscaping. At the same time, this project adheres to the street line, creating an urban street wall which protects the private shared spaces at the rear.

A number of housing developments like this one, particularly in the Dixwell and Dwight areas, but also in Wooster Square, were sponsored by religious groups (see Inventory forms for 110 Dixwell Avenue, 120 Olive Street, 139 Goffe Street).

The architectural design of this project is rather plain, in contrast to the sculptural qualities of the Columbus Mall (see 158 Wooster Street), Florence Virtue (see 139 Goffe Street), and Wooster Square (see 285 Greene Street) developments. However, these projects were all intensively managed by the Redevelopment Agency staff architect in order to achieve both their planning and aesthetic goals (Hommann, p. 95).

Architects: David Polak (1903-1983) and Howard J. Sullivan (1908-1990) both studied at the New Haven College (also known as YMCA College, a branch of Northeastern University which grew into the University of New Haven) and worked as draftsmen in the office of Brown and von Beren before starting their partnership in 1931. They continued in practice until 1975 and designed Eli Whitney Regional Technical School in Hamden, Lyman Auditorium at Southern Connecticut State College (now University), buildings at Albertus Magnus College, New Haven, and a number of Roman Catholic church facilities. Generally, their work seems to have been generically Modernist but utilitarian in appearance.



1. North elevation of street entry facade, duplex units; view from Goffe Street, camera facing southwest.



2. Rear elevation of Duplex-over-flat building type, camera facing southwest from Goffe Street.





3. Entry side of Duplex-over-flat building type; camera facing southwest from Goffe Street.



4. Rear (south) side of Duplex units; duplex-over-flat building beyond; view from parking lot, camera facing northwest.



5. Site Plan – from City of New Haven Tax Map 295/306/006, not to scale, North ↑ .





6. Aerial view from Google Maps; diagonal street at the top (north) is Goffe Street. St. Martin de Porres Townhouse Apartments are below (south of) Goffe, Florence Virtue Homes and Helene Grant School across the street to the north.