



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) Friendship Houses
 Building Name (Historic) Friendship Houses
 Street Address or Location 120 Olive Street
 Town/City New Haven Village Wooster Square County New Haven
 Owner(s) Sherrill Henry Knox Cooperative c/o Van-Court Property Management Public Private

PROPERTY INFORMATION

Present Use: Residential - Multi-family
 Historic Use: Residential - Multi-family

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Modernist Date of Construction 1967

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 checked="" 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 type="checkbox"/> Other _____ | | |

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 Standing Seam Terne Metal

Number of Stories: 2 and 3 Approximate Dimensions 106' x 24', 171' x 29', 136' x 29', 86' x 29', 106' x 28', 106' x 28', 239' x 29'

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: Private gardens, shared green space, parking lots.

Surrounding Environment:

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

• Interrelationship of building and surroundings:

The complex occupies the southern two-thirds (roughly) of the block formed by Olive Street, Court Street, Artizan Street, and Grand Avenue. The complex is located on the western fringe of the Wooster Square neighborhood and is surrounded by a mix of residential and commercial buildings, of both 19th- and 20th-century construction. The Fire Headquarters building (see Inventory form for 952 Grand Avenue) is adjacent to the north, and the Amtrak railroad lines run in a sunken cut to the west.

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

See continuation sheet.

Architect Granbery/Cash & Associates Builder Ocone Construction Company

• Historical or Architectural importance:

See continuation sheet.

• Sources: Brown, Elizabeth Mills; *A Guide to Architecture & Urban Design*, Yale U. Press, New Haven, 1976, p. 191.

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: 224/0559/001, Building Department permit files.

Hommann, Mary, *Wooster Square Design*, The New Haven Redevelopment Authority, 1965.

See continuation sheet.

Photographer Lucas Karmazinas / Charlotte Hitchcock Date 12/02/2010

View Multiple Views Negative on File NHPT

Name Lucas Karmazinas 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 _____

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

The complex at 120 Olive Street consists of seven, 3-story concrete block buildings evenly spaced over a 2.09 acre site. Two buildings, consisting of staggered alternating 2- and 3-story rectangular blocks, abut Artizan Street along the west boundary; two similar buildings face east to Olive Street. Two, 3-story blocks, oriented east-west, are found at the center of the complex where they form quad-like courtyards with the perimeter buildings. One long 3-story rectangular block is situated on the south facing Court Street, for a total of 7 buildings. All of the buildings in the complex are of concrete block construction with flat roofs and short, steep, Mansard roof elements along the facades. The walls are skim-coated with stucco. Fenestration consists of 1/1 double-hung sash which have replaced the original dark-toned casement sash. Upper-story windows are inset as dormers in the Mansard roof elements.

The first and second story facades of the building on Court Street consist of 10-bay arcades with full-width, recessed porches. This feature is replicated on the ground level of the two interior buildings, each likewise being 10 bays across. The Olive Street facades have entryways that are recessed from the street line and sheltered by 6-foot tall dark gray concrete block masonry walls. All units have high private garden enclosures of the same masonry. Interior courtyards are enclosed by the building layout and contain either parking lots or shared green space with scattered shade trees and in one, a playground structure.

• Historical or Architectural importance:

Planning for the "Friendship Houses" began late in 1964. Identified as, "The last major housing site in Wooster Square," the project was sponsored by St. Paul's Episcopal Church (nearby at the corner of Chapel and Olive Streets) and located on redevelopment-cleared land just south of the Central Fire Headquarters, another redevelopment project. Formerly the site of the H.B. Ives factory, relocated to the East Street industrial park area (see Inventory form for 50 Ives Place) the project was initially conceived as a 40-unit residential complex. In 1966 the number was increased to a total of 60 garden-style apartments. Construction began in 1967 and was completed by 1969 at a cost of \$968,000. The units were fully occupied with low- and middle-income residents by early 1969. The 1967 Annual Report of the Redevelopment Agency noted that the development, "Will be finished in sand-colored stucco with dark grey mansard roofs and incorporate two landscaped courtyards with play facilities for children and semi-private areas for adults."

The site plan for this project was permitted to be an urbanist layout with building walls close to the street lines and interior protected spaces. This contrasted with some of the other urban renewal designs where a more suburban feel was sought by the Redevelopment Agency. The provision of private gardens with very high solid walls seems to undermine the effectiveness of shared open space. Building design here incorporated some historical references in the arcades and Mansards, differing from the determined abstraction of much of the Modernist design work (compare with 158 Wooster Street, 265 Greene Street, or 101 Olive Street). Along with the inexpensive construction methods which are visible as the stucco has cracked, the historicist references, without a matching level of construction detail, result in a somewhat tacky visual imagery.

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.

• Sources (*continuation*):

"1969 Annual Report of the Redevelopment Agency; New Haven, Connecticut," New Haven Redevelopment Agency, 1964-1969.

New Haven Redevelopment Agency pamphlet, "Wooster Square". October, 1965.

"What's Happening in Housing in New Haven". New Haven Redevelopment Agency publication. July, 1969



1. East (front) elevation from Olive Street, camera facing southwest.

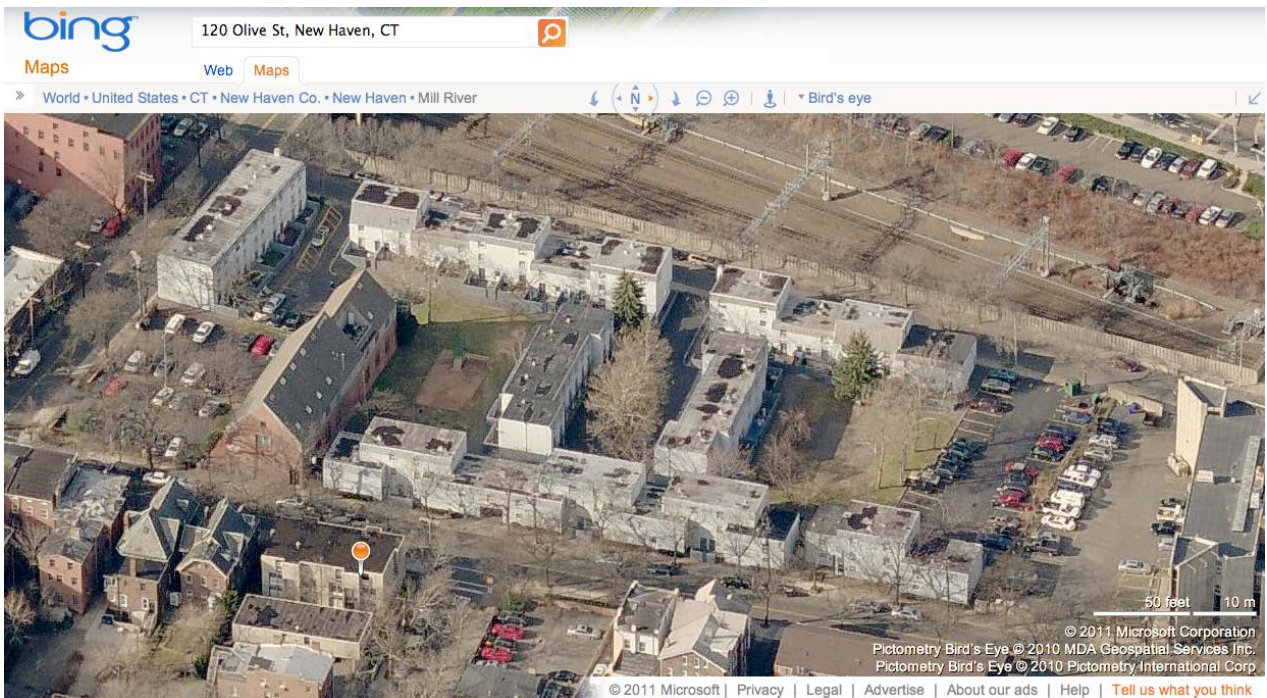


2. South (front) and west (side) elevations from Court Street, camera facing northeast.



3. Detail of unit entry on Olive Street, camera facing north.

4. North interior courtyard with parking, green space, private walled yards, camera facing south from parking.



5. East aerial view from Bing Maps <http://www.bing.com/maps/> accessed 6/24/2011.



6. Site Plan – detail from City of New Haven Tax Map 224/0559/00100, not to scale, North ↑.