

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) Quinnipiac School (temporary Hill Central School in 2011)

Building Name (Historic) Quinnipiac School

Street Address or Location 805 Quinnipiac Avenue / 460 Lexington Avenue / Runo Terrace

Town/City New Haven Village Fair Haven Heights County New Haven

Owner(s) City of New Haven Public Private

PROPERTY INFORMATION

Present Use: Education - Public School

Historic Use: Education - Public School

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

Interior accessible? Yes No If yes, explain During school hours

Style of building Modernist - Brutalist - Formalist Date of Construction 1965, 1968

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 Reinforced) Cut Stone (Type _____) Other _____

Structural System

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

Number of Stories: 1 and 2 Approximate Dimensions 50' x 250', 40' x 100', 40' x 70'

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: Phase II: partial 2nd floor added, 1968.

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: Paved/landscaped courtyard, south circular drive, north parking area, sloping west lawn with steps to street.

Surrounding Environment:

Open land Woodland Residential Commercial Industrial Rural

High building density Scattered buildings visible from site

• Interrelationship of building and surroundings: The building is on the site of an earlier school (expanded to 2 acres) on a hill overlooking the Quinnipiac River to the west. The school is set far back on the east side of the street behind a sloping lawn with a long walk consisting of several flights of steps. Adjacent 19th-century homes north and south of the site are in the Quinnipiac Avenue Historic District. Road access is from secondary streets on the north, Runo Terrace with staff parking, and south, 460 Lexington Avenue with a circular drive for student drop-off and visitors. Fairmont Park is located to the east.

• Other notable features of building or site (*Interior and/or Exterior*)
The building is constructed with concrete channel columns supporting wide channel beams which comprise roof/floor planks, in an arrangement of staggered volumes accented by projecting solid brick boxes concealing stairs and storage for movable walls. End walls are of brick. Some classrooms are double size with a moveable partition for flexibility. The western block is a long 2-story rank of classrooms running north-south with full-height windows looking west to the river view. To the east is a 1-story grouping which partially encloses an entry court facing south toward the circular drive. This court was landscaped by Dan Kiley; most of the original plant material appears to be gone. The building was first erected as a single story, with plans for adding a 2nd floor to the west portion; this was built in 1968. The building as seen from the downhill Quinnipiac Avenue side (west) sits on a masonry plinth. The concrete columns form a screen, with the glazing plane recessed behind the columns. Outdoor play areas were designed outside the northeast and southeast classrooms; the north area has been taken over for parking and trash.

Architect Perkins & Will; Granbery/Cash & Associates, E. Carlton and Diana Granbery, George A. Cash Builder Ames Construction Company
Landscape Architect: Office of Dan Kiley

• Historical or Architectural importance:

See continuation sheet.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976, p.205.
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: 100/1023/012.
See continuation sheet.

Photographer Charlotte Hitchcock Date 5/14/2011

View Multiple views Negative on File NHPT

Name Charlotte Hitchcock Date 5/16/2011

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 _____

- Historical or architectural importance:

The design of the Quinnipiac School is an unusual and successful combination of Brutalist and Formalist tendencies current in Modernist architecture in the early 1960s as it moved away from the simple boxes of the International Style. Formalism can be seen in the facades, where glazing recessed behind regular rows of concrete columns and shaded by projecting roofs creates an effect reminiscent of classical colonnades without employing literal classical elements. The choice of Dan Kiley, known for his formalist landscape at Lincoln Center in New York City, as landscape architect reinforced this formalism. At the same time, the school's rectilinear proportions, its visible exposed structural members, and the interruption of the facades by brick towers containing servant spaces such as stairs and storage, reflect the proportions and straightforward accommodation of uses favored in Brutalism. The result is well proportioned, monumental and dignified. Elizabeth Mills Brown comments: "This well-sited building makes use of a steep slope to present an imposing front to the avenue below while gaining seclusion for the school and its entrances above Landscaping enhances the sheltering enclosure of the upper hillside, giving a feeling of intimacy and of a child-scaled world." (Brown, p. 205.)

Educational philosophy in the 1960s favored open teaching spaces or spaces that could easily be reconfigured to meet a variety of needs. Perkins and Will were pioneers in this movement, in their collaboration with Eliel and Eero Saarinen on the Crow Island School, in Winnetka, Illinois (completed 1940), a National Historic Landmark. At Quinnipiac School, this flexibility was seen in classrooms with movable partitions and glass walls allowing visual flow between interior and exterior. The rambling horizontality of the layout as seen at the entrance court, evokes the open campus-like feel of Crow Island and other contemporary schools.

During the Redevelopment period, a number of replacement schools were constructed throughout New Haven, reinforcing the goal of urban renewal to provide healthy environmental conditions consisting of housing and also educational and recreational facilities. Of these, the Conte School (see Inventory form for 511 Chapel Street), another rather Formalist design, is also extant, as are 185 Goffe Street and 580 Dixwell Avenue (see Inventory forms). Several others which were experimental in form have not proved enduring and have been or are to be demolished or reconstructed (133 Nash Street, 130 Edgewood Avenue, 150 Fournier Street, 255 Blatchley Avenue). The school buildings with few windows seem to be the ones that have failed to adapt successfully over time.

Architect: Perkins & Will is a large firm founded in 1935 in Chicago and now having offices in a number of large cities. An early project was the collaboration with the Eliel and Eero Saarinen on the Crow Island School. Education remains a major area of expertise.

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. The firm designed public housing developments and park structures in New Haven during the urban renewal decades, and residential single-family homes in suburban towns such as Branford CT and in Vermont. See Inventory forms for 740 Whalley Avenue, 60 Warren Street, 156 Davenport Avenue, 5 Daisy Street and others.

Landscape Architect: Daniel Urban Kiley (1912-2004) worked with most of the prominent architects of the Modernist period, including Eero Saarinen, with whom he won the competition for the Jefferson National Expansion Memorial Competition (Saint Louis Arch) in 1947. Like many of his contemporaries, he attended the Harvard Graduate School of Design (though he did not graduate), and went on to define Modernist design as it was expressed in the landscape.

• Sources (*continuation*):

City of New Haven, "Annual Report," *The New Haven Register*, 20 October 1968, supplement., pp. 16-17.

"Flexible Structure for Progressive Primary School," *Architectural Record*, February 1966, p. 174-5.

Perkins & Will: <http://www.perkinswill.com/>

<http://classic-web.archive.org/web/20071018052419/http://perkinswill.com/about/history.aspx> accessed 5/17/2011.

Granbery, E. Carleton & Diana, "Office of Carleton Granbery Architect," promotional brochure, 1970, courtesy of John Herzan.

Granbery Archives, Whitney Library, New Haven Museum and Historical Society.

Kiley, Daniel Urban, The Cultural Landscape Foundation, <http://tclf.org/pioneers/dan-kiley> accessed 5/17/2011.

"Dan Kiley, Influential Landscape Architect, Dies at 91," *New York Times*, February 25, 2004,

<http://www.nytimes.com/2004/02/25/us/dan-kiley-influential-landscape-architect-dies-at-91.html>

Walker Lithograph & Publishing Co., *Atlas of New Haven Connecticut 1911*, <http://www.wardmaps.com/viewasset.php?aid=73>

Wright, Gwendolyn, *USA modern architectures in history*, Reaktion Books, London, 2008, pp. 135-8.



1. East view from Quinnipiac Avenue, camera facing west; wall and steps remain from previous school building.

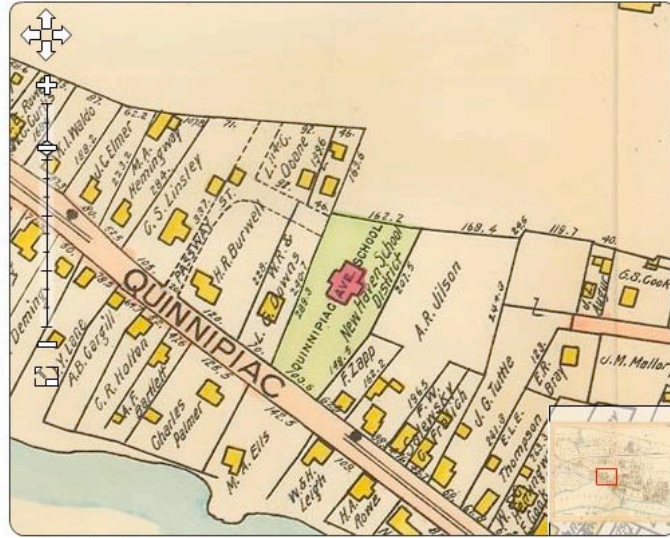


2. South view from entrance drive, camera facing north; entry court between west and east wings.

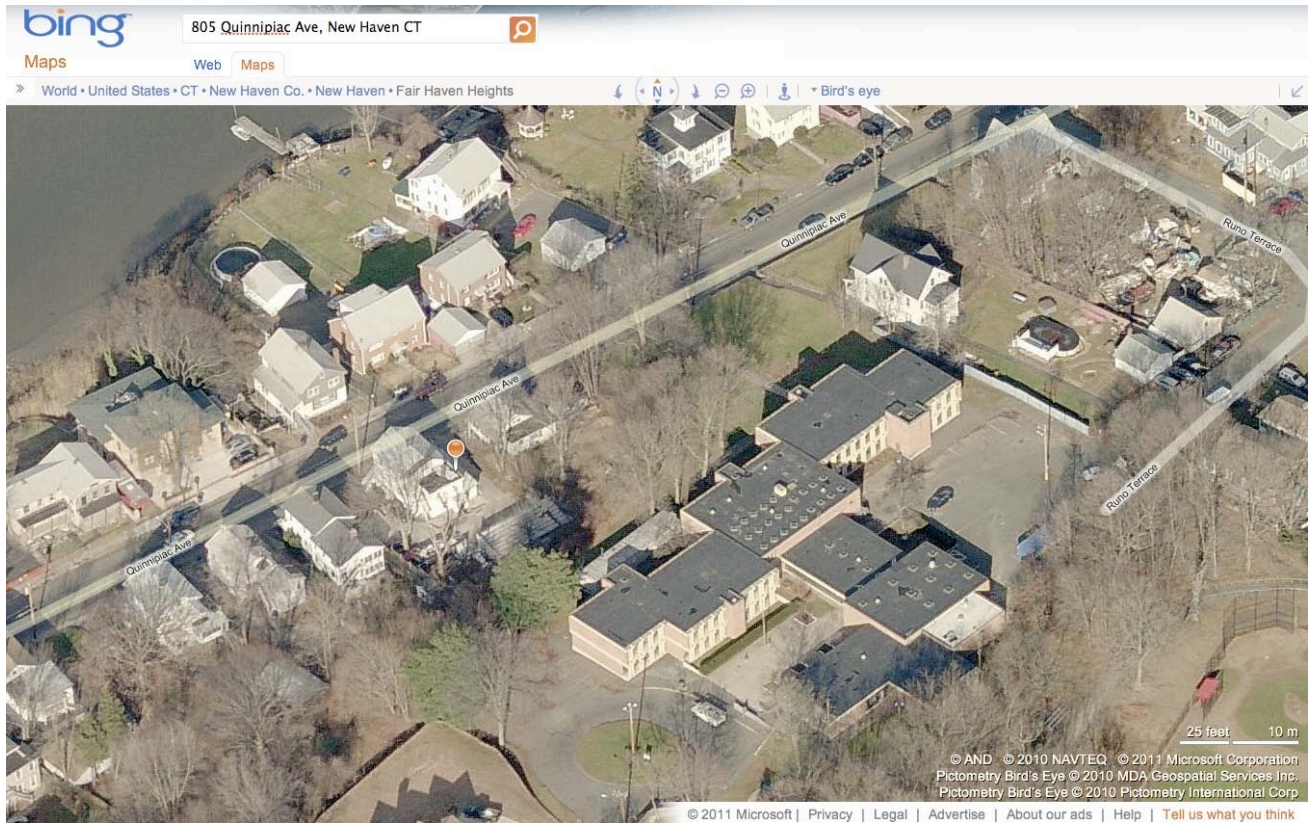


3. Detail view of northwest corner, camera facing northeast.

New Haven 1911 Plate 40 - Quinnipiac River, Clifton St, Grand Ave



4. 1911 map showing previous Quinnipiac School building location, Walker Lithograph *Atlas of New Haven*



4. South aerial view from Bing Maps <http://www.bing.com/maps/> accessed 5/16/2011.



5. Site Plan – detail from City of New Haven Tax Map 100/1023/012, not to scale, North ↑