

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) 55 Whitney Avenue Building Name (Historic) 55 Whitney Avenue Street Address or Location 55 Whitney Avenue ____ County New Haven Town/City New Haven _ Village _ Owner(s) Yale University O Public Private PROPERTY INFORMATION Present Use: Administrative Offices Historic Use: Offices (Leased) **Accessibility to public:** Exterior visible from public road? • Yes • No Interior accessible? O Yes O No If yes, explain Lobby accessible during business hours _ Date of Construction 1988 Style of building Modernist - Post-modern **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 Cast stone Cut Stone (Type Granite Other ___ Structural System Load bearing masonry Structural iron or steel Wood Frame Post & Beam Balloon Other Roof (Type) Gable **✓** Flat **✓** Mansard Monitor Sawtooth Gambrel ☐ Shed ☐ Hip Round Other __ (Material) Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle ✓ Other Simulated slate **✓** Built up Tile Number of Stories: 5 & garage Approximate Dimensions 175' x 120' Structural Condition: Excellent Good Fair Deteriorated Exterior Condition: Excellent Good Fair Deteriorated **Location Integrity:** • On original site • Moved When? Alterations? O Yes O 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 Other landscape features or buildings: Garage occupies ground level below	Shop Garden office floors.
Surrounding Environment: Open land	rial 🔲 Rural
 Interrelationship of building and surroundings: 55 Whitney Avenue is located at the northeast corner of Whitney Avenue and Audubon Street. With the rehabilitated McLagon Foundry building across Audubon, it forms a gateway from the higher-density commercial district into the arts-related and residential buildings lining Audubon Street to the east. 	
• Other notable features of building or site (Interior and/or Exterior) See continuation sheet.	
Architect Roth and Moore Builder Fusco Corporat	ion
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.154-6. 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. New Haven Tax Assessor's Record: Map/Block/Parcel: 223/0382/00168-174. New Haven Redevelopment Agency, State Street Redevelopment and Renewal Plan, 1968. See continuation sheet.	
Photographer Arnold Chadderdon	Date 2/20/2010
View Southwest	Negative on File NHPT
Name Arnold Chadderdon-Charlotte Hitchcock	Date <u>9/30/2010</u>
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 lower 2 stories are of solid masonry construction with bays at street level defined by buttresses of granite and brick, each bay terminating in a segmental arch in which are recessed shop windows and entrances trimmed with mahogany. Each bay has two oval windows at the second story level A perfectly circular stained glass window highlights the main lobby entrance. The entire surface of the building's two-story base is red brick with diaper patterns of burnt headers with a visual glaze which contrast with the red bricks. The 3rd through 5th stories feature vertical columns of triangular bay windows projecting from the plane of the brick walls. The sixth story is sloped like a mansard with sloped studio-type skylight windows.

Upon entering through the Whitney Avenue lobby doors, one proceeds down a long interior hall paved in Italian marble and lit by office lights behind glass brick to a rotunda giving access to the elevators and the rest of the interior. A double-height garage entrance on Audubon Street accesses an interior service drive which curves around the east and north sides of the building, with exits to the garage of 95 Audubon and to Whitney Avenue.

• Historical or Architectural importance:

Though not completed until 1988, this building was envisioned as an essential part of the Audubon Arts District, planned by the New Haven Redevelopment Agency during the 1960s. The Redevelopment Plan specified reuse of some historic factory structures (part of the former McLagon Foundry) and the former Temple Mishkan Israel; thus setting a tone for the use of brick as a unifying material. It specified a strong street wall, the circular plaza at the center of the block, and a mix of uses along with the arts centers (Brown, p.155), such as elderly low-income housing, market-rate housing, and commercial space to help finance the Arts Council of Greater New Haven, which owns the land and originally contracted with the developer Charles Lawrence to build 55 Whitney for office rentals. The building, but not the land, was eventually bought by Yale University, which uses it for offices.

The restrained Post-modern style of the last buildings to be constructed, 55 Whitney and 95 Audubon on the north side of the street, contrast with the strongly abstract Modernist designs of the arts buildings – the Neighborhood Music School and the Creative Arts Workshop, built or designed in the early 1960s. Along with the re-used McLagon Foundry buildings and the twice-rehabbed Temple Mishkan Israel (ECA high school of the arts program), Audubon Street illustrates the full range of architectural treatments through the Modernist period, partially unified by similarities of scale and material enforced through the Redevelopment Plan controls.

• Sources (continuation):

Alliance for Architecture, "New Haven 1950-1966," Arts Council of Greater New Haven, 1977. Roth, Harold, Interview, February 2010.

HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

55 Whitney Avenue, New Haven CT

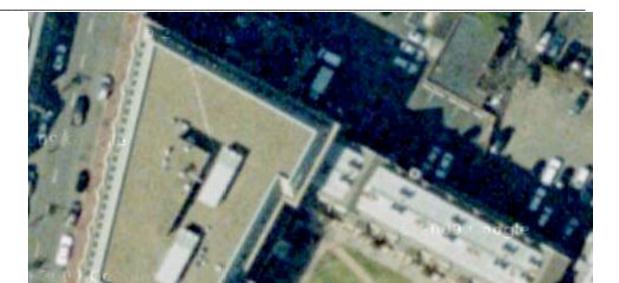




1. Southwest view from Whitney Avenue, camera facing northeast. McLagon Foundry building at right.

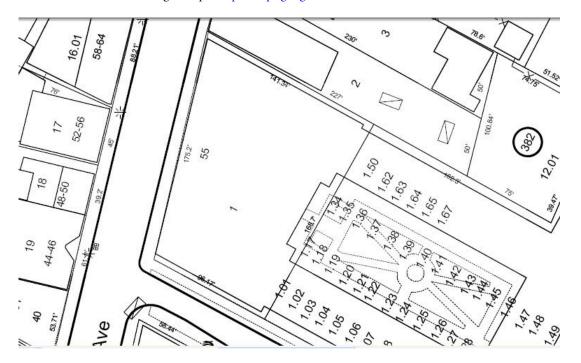


2. South detail view of Audubon Street façade, garage entry at right, camera facing east.



3. Aerial view from Google Maps, http://maps.google.com accessed 9/30/2010.

2010 Google - Imagery ©2010 GeoEy



4. Site Plan – from City of New Haven Tax Map 223/0382/00168, not to scale, North 1