



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) Gilbert-Zyats Residence
 Building Name (Historic) Stanley & Margaret Leavy Residence
 Street Address or Location 70 Autumn Street
 Town/City New Haven Village Saint Ronan-Edgehill County New Haven
 Owner(s) Gilbert, Truman & Zyats, Paula Public Private

PROPERTY INFORMATION

Present Use: Single-family Residence
 Historic Use: Single-family Residence

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 type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Vertical Wood & Plywood</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 2 **Approximate Dimensions** 16' x 42' x 20' ht., wings 16' x 30' & 16' x 14' x 9' ht.

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: _____

Surrounding Environment:

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

• Interrelationship of building and surroundings: Autumn St. is one block long and parallels St. Ronan Street to the west and Whitney Avenue to the east, acting as a mews for the major streets. Buildings are mostly residential, ranging from converted carriage houses and early 20th-century revival style homes, to a small number of mid-20th-century Modernist houses built as infill on parcels subdivided from the large through-lots. No. 70 is one of these last, built on a parcel subdivided off from the lot fronting St. Ronan Street. Unlike most houses on Autumn St., it is set back behind a lawn. A small garage appears to be older.

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

The house sits on a concrete-walled plinth behind a lawn, and consists of a one-story flat-roofed wing oriented north-south parallel to the street, and a two-story block rising out of and projecting forward (east) from the shorter section. The dramatic tall block has a steeply-pitched gable roof without overhang at the gable-end, forming an abstracted geometric volume. The right (north) half of the gable-end facade is a vertical strip of glazing with spandrel panels, while the left (south) half is vertical wood siding. Stuccoed projecting balconies at the first and second floor levels give the appearance of abstract geometric boxes. The entry is on the north side, a flight of broad steps leading up to an entry patio. A massive brick chimney rises from the roof. The south wing has a glazed east wall facing the garden, while the tall block has a vertical strip of windows punctuated by a balcony. Previously painted a soft blue-gray, the south and north sides are now a bold pea-soup and mustard color scheme.

Architect Granbery/Cash & Associates, E. Carlton and Diana Builder Contemporary, Inc. - Louis Amato, Bethany CT
 Granbery, George A. Cash

• Historical or Architectural importance:

Autumn Street appeared before 1879, but its development as a residential street occurred between 1900 and 1925. Houses here were smaller than those on the parallel streets, but still designed by prominent local architects such as Brown and von Beren. In the post World War II period, some of the last open parcels were subdivided and infilled with fashionable Modernist houses. This and houses on both sides represent this activity. Built in a style reminiscent of Edward Larrabee Barnes, this house makes a bold Modernist statement through its use of abstract geometry, avoidance of decorative trim, and use of glazed area as voids in counterpoint to solid volumes.

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

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.

Granbery, E. Carleton & Diana, "Office of Carleton Granbery Architect," promotional brochure, 1970, courtesy of John Herzan. New Haven Tax Assessor's Record: Map/Block/Parcel: 219/460/013; Building Department permit files.

Sexton, James, "Study Report: St. Ronan-Edgehill Historic District, New Haven CT," New Haven Historic District Commission, New Haven, April 2008.

Photographer Charlotte Hitchcock Date 12/04/2010

View West views from Autumn Street Negative on File NHPT

Name Charlotte Hitchcock Date 12/05/2010

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:

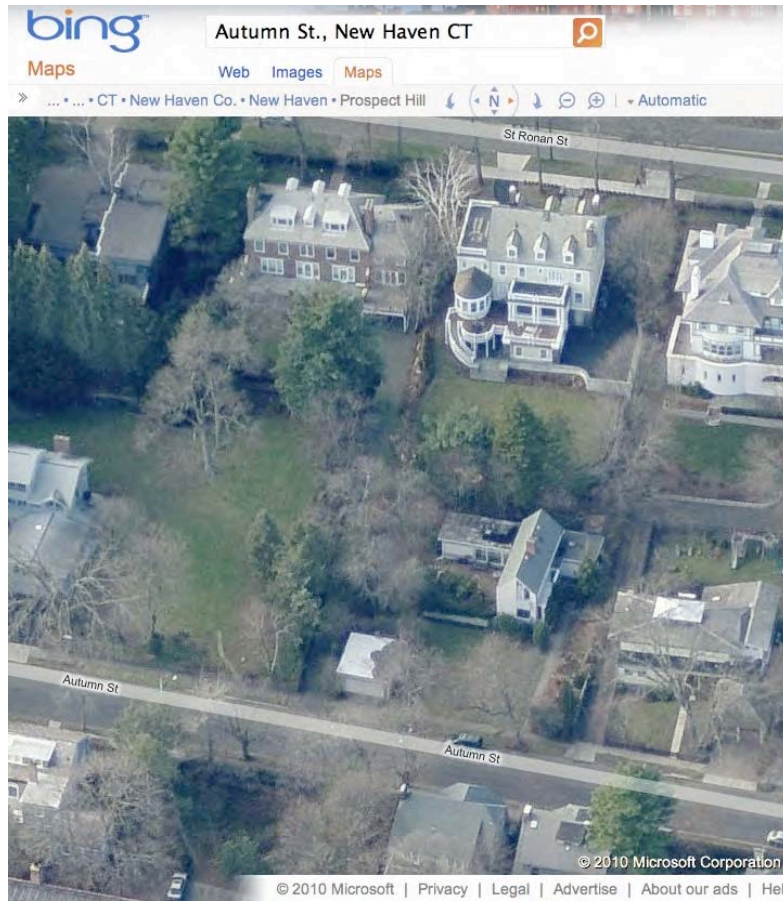
- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____



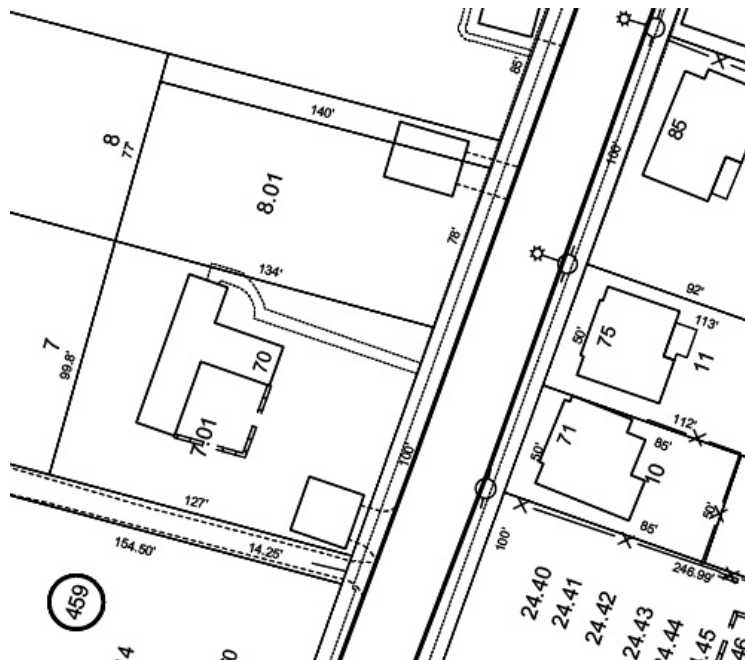
1. SW view from Autumn Street, camera facing northeast.



2. NW view from Autumn Street, camera facing southwest



3. East aerial view from Bing Maps <http://www.bing.com/maps/> accessed 12/05/2010.



4. Site Plan – detail from City of New Haven Tax Map 219/459/007.01.