

# 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) Audubon Court  
 Building Name (Historic) Audubon Court  
 Street Address or Location 95 Audubon Street  
 Town/City New Haven Village \_\_\_\_\_ County New Haven  
 Owner(s) Arts Council of Greater New Haven (Land); Various Owners (Dwelling Units)  Public  Private

**PROPERTY INFORMATION**

Present Use: Residential condominiums, commercial rental space  
 Historic Use: Residential condominiums, commercial rental space  
**Accessibility to public:** Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain Commercial space during business hours  
 Style of building Modernist - Post-modern Date of Construction 1987

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

- |  |   |   |                                       |  |
|--|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard                                     | <input type="checkbox"/> Asbestos Siding        | <input checked="" 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>Cast Stone</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 \_\_\_\_\_

**Number of Stories:** 4 **Approximate Dimensions** 90,000 square feet

**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: Ground level garage below landscaped courtyards

**Surrounding Environment:**

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

• Interrelationship of building and surroundings:

95 Audubon is located along the north side of Audubon Street east of Whitney Avenue. The complex consists of street-level commercial space abutting the sidewalk, and upper-level residential units accessed via stairways flanking a pedestrian walkway north to Lincoln Street. The 4-story scale matches the façades on the south side of Audubon Street.

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

The front (south) façade shows two four-story red brick buildings, divided by the walkway north to Lincoln Street, but unified by symmetrical gable roofs and regular patterns of fenestration in the upper stories and with a continuous line of shops at street level. The walkway is made a connective feature by a bridge at second-story level, accessed by matching staircases on the sides of each building. Ground-floor shops have recessed windows between brick piers, giving the impression of an arcade. The residential 2nd story is punctuated by projecting bay windows. The roof line is broken by a pattern of projecting gable-ends with small wall dormers between. The residential units have a central courtyard on the north side at the second level, onto which all the town houses face, referencing the nearby quadrangles of the Yale Colleges. Entrances to the condos are defined by small brick porches covered by framed gables. A parking garage is concealed behind the shops.

Architect Herbert Newman and Partners    Builder Fusco Corporation

• Historical or Architectural importance:

The Audubon Arts District was one of the last projects of the New Haven Redevelopment Agency, with a master plan by architect Charles Brown. It specified reuse of some historic structures (part of the 1870 McLagon Foundry and the former Temple Mishkan Israel of 1896) which set the tone for brick as a unifying material. It specified a strong street wall, the open plaza at the center of the block, and a connection to Lincoln Street. A mix of uses was decreed including cultural facilities, elderly housing, market-rate housing, ground-floor commercial space, and parking garages. After the demolition of old buildings, the site served as a parking lot for 20 years. When its owner, the Arts Council of Greater New Haven, found a way to finance construction, Herbert Newman designed a structure consisting of 70 townhouse condominiums above ground-floor commercial space and a 70-space parking garage. The complex features traditional forms employed in a restrained Post-modernist style.

• Sources: Brown, Elizabeth Mills; *New Haven: A Guide to Architecture & Urban Design*, Yale U.Press, New Haven, 1976, pp.145-56. 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/ 00101-167, Building Department permit files.  
 New Haven Redevelopment Agency, State Street Redevelopment and Renewal Plan, 1968.  
 See Continuation sheet.

Photographer Arnold Chadderdon, Charlotte Hitchcock    Date 4/15/2010, 4/09/2011

View Multiple views    Negative on File NHPT

Name Arnold Chadderdon-Charlotte Hitchcock    Date 9/30/2010

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 \_\_\_\_\_

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• Sources (*continuation*):

Alliance for Architecture, "New Haven 1950-1996," Arts Council of Greater New Haven, 1997.

Crosbie, Michael, "Quiet Places Sewn into the City," *Architecture*, November 1989, pp. 56-57.

Interview with the architect, Herbert Newman, September, 2009.

Interview— Frances Clark, Executive Director of the Arts Council of Greater New Haven, 1983-2002, Jan., 2010.

Dickinson, Duo, "Audubon Arts District: When Urban Renewal Worked," *New Haven Register*, Jan. 24, 2010, B 3.



1. South view of Lincoln Street walkway from Audubon Street, camera facing north.



2. Southeast view from plaza, camera facing west



3. Street front with lighting and signs, facing west.



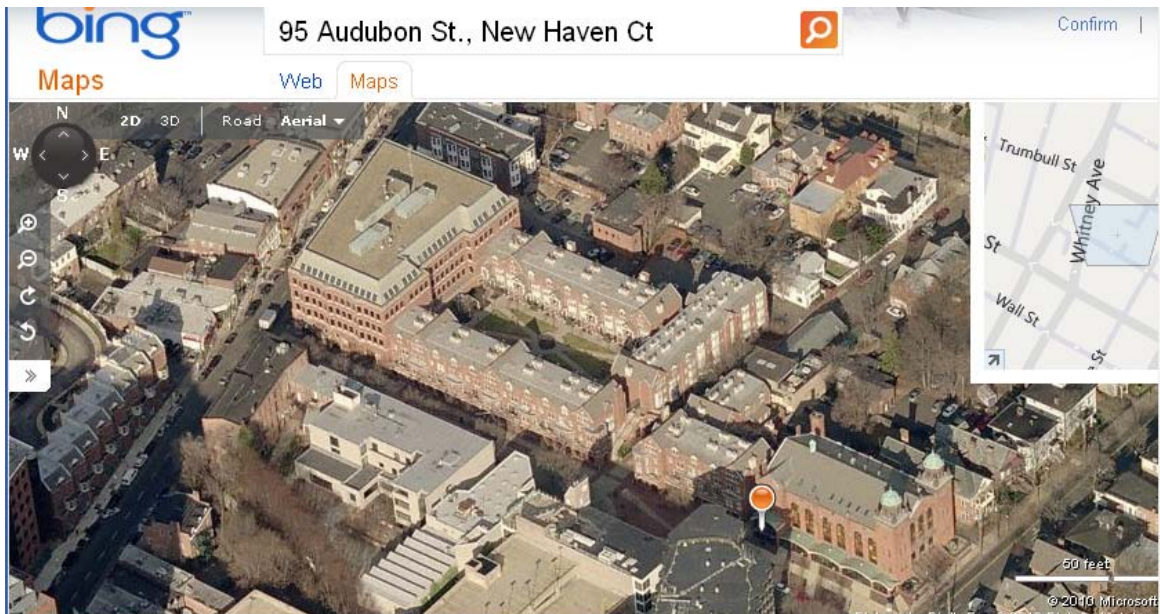
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4. Southwest view, camera facing northeast.



5. Aerial view from Bing Maps: <http://www.bing.com/maps> - accessed 9/30/2010.