

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) Edith M. Johnson Tower / Monterey Tower
 Building Name (Historic) Edith M. Johnson Tower
 Street Address or Location 114 Bristol Street
 Town/City New Haven Village _____ County New Haven
 Owner(s) Elm Haven Rental Limited Partnership/Beacon Corcoran Jennison/Housing Authority Public Private

PROPERTY INFORMATION

Present Use: Senior Rental Housing
 Historic Use: Senior Rental Housing
Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain Lobby accessible during business hours
 Style of building Modernist - Brutalist Date of Construction 1971

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 _____) Cut Stone (Type _____) 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: 1,11, 12, 14 **Approximate Dimensions** 45' x 90', 30' x 44', 25' x 30'

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: Open balconies enclosed by windows.

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: Lawn areas, patio, asphalt-paved parking, perimeter fencing.

Surrounding Environment:

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

• Interrelationship of building and surroundings: This high-rise building is located on the south side of Bristol Street in the Dixwell neighborhood. It was formerly adjacent to the Elm Haven public housing complex which included a 1940s-era grouping of 2-story buildings and several high-rise buildings, all of which were demolished and replaced by the current Monterey Place housing. This building is the only remaining tall structure except for the Yale Payne-Whitney Gym one block to the south. 19th- to early 20th-century 2-story homes line the street. Dixwell Avenue, a major commercial through street, is a half-block to the west.

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

The building is an L-shaped structure oriented on a diagonal to the street. On the southeast is a 14-story block, with a shorter block stepping down from 12 to 11 stories extending northwest. In the elbow of the building is the main entrance. Attached at the west corner and extending westward parallel to the street is a trapezoidal community room with a high-ceiling space under a sweeping shed roof that has its high point at the north wall and slopes down toward the south. The facades of the tower are brown jumbo brick with repeated window modules on all floors. The community room wing has a dramatic semi-circular clerestory window facing the street. To the south it opens to a patio and gazebo, leading to an open lawn area. The main block is generally rectangular in plan, with several jogs in the building outline. Mechanical and elevator penthouses on the roof vary the profile.

Architect Herbert S. Newman Associates Builder Kapetan

• Historical or Architectural importance:

Herbert Newman won a design competition run by the Housing Authority of New Haven and was awarded the project. As a high-rise apartment building with deeply-recessed balconies, set into an open lawn, the building has characteristics of the Corbusian planning ideal of the mid-20th century. By turning the building at an angle to the street, Newman gave a novel twist to the plan and a partial southern exposure to two sides of the building. The entrance is deftly set into the crook of the building on the north side, and the community room is an abstract sculptural element with interesting geometries, contributing a Post-modern flair with its monumental window. The building is now privately-owned, while the land still belongs to the Housing Authority. The neighborhood has been substantially altered from the mid-century row-house and high-rise blocks of the Elm Haven public housing, to the "New Urbanist" scheme of mixed-income homes that make up the Monterey Place development, built during the last 10 years.

• Sources:

Brown, Elizabeth Mills; *New Haven: A Guide to Architecture and Urban Design*, Yale University Press, New Haven, 1976, p.175.
 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: 281/ 350/ 039-01.
 Newman, Herbert S., interview, August 20, 2009.

Photographer Arnold Chadderdon Date 6/02/2010

View North view Negative on File NHPT

Name Arnold Chadderdon-Charlotte Hitchcock Date 4/21/2011

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 _____

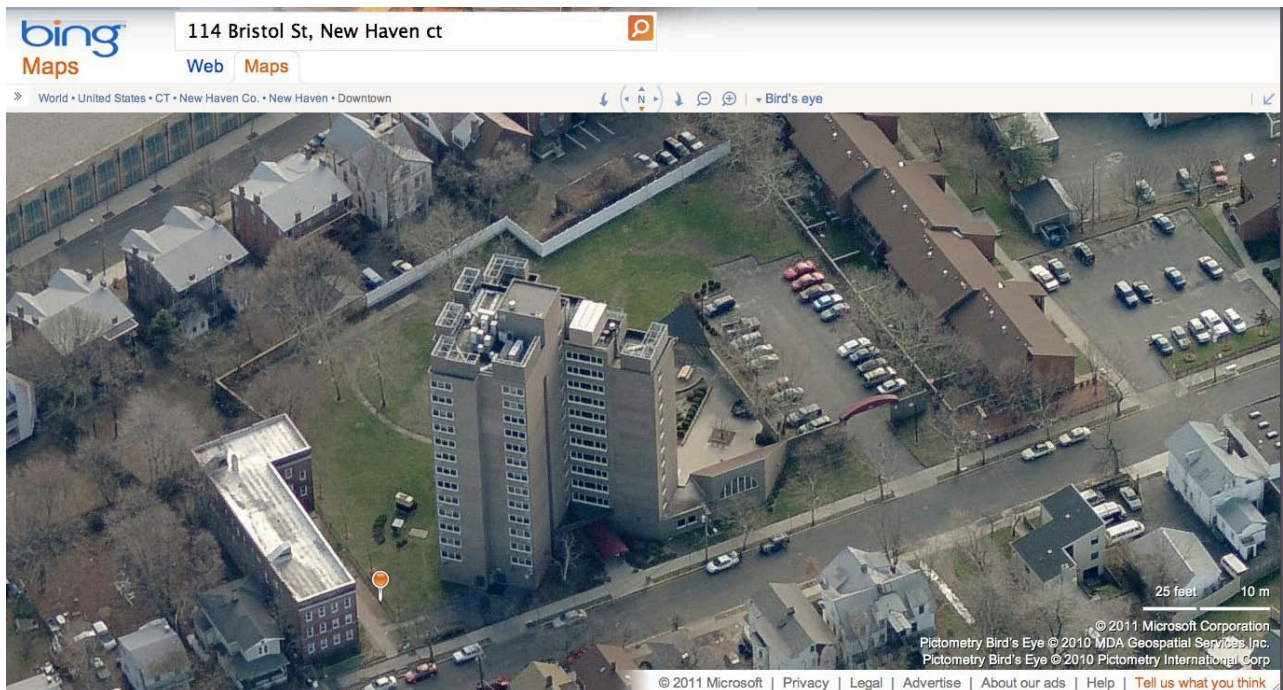
HISTORIC RESOURCES INVENTORY FORM - BUILDING AND STRUCTURES continuation sheet

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1. Northeast view from Bristol Street, camera facing southwest.

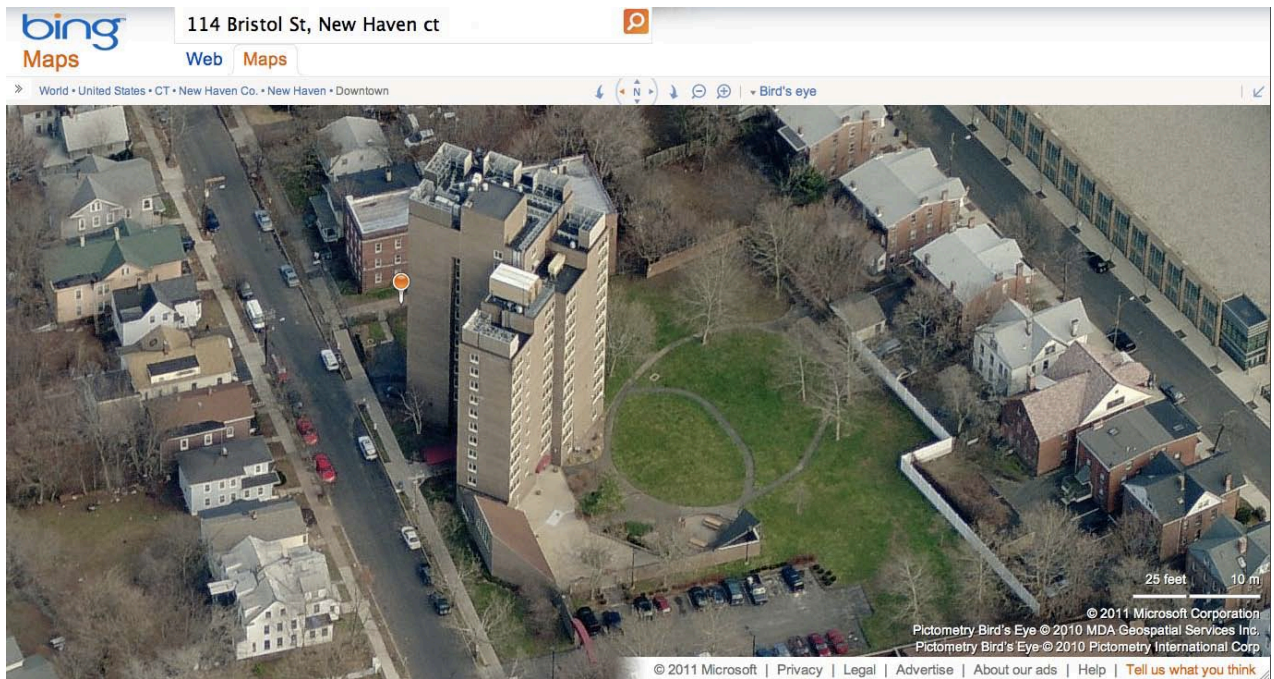


2. North aerial view from Bing Maps <http://www.bing.com/maps/> accessed 4/21/2011.

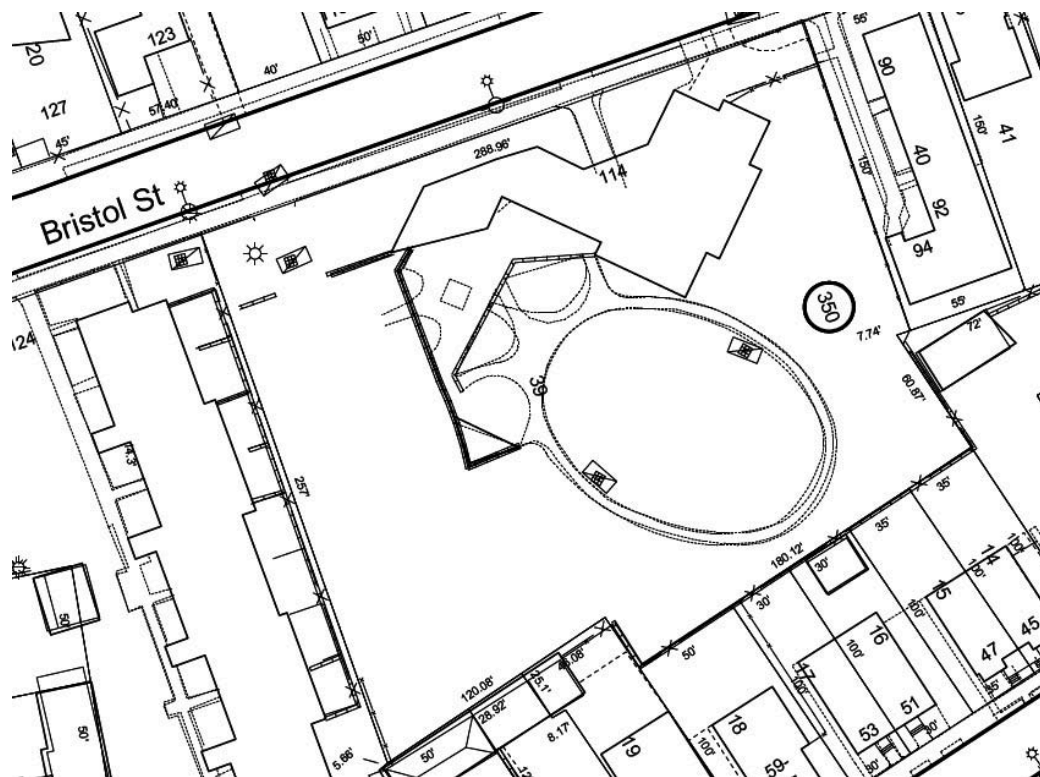
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3. West aerial view from Bing Maps <http://www.bing.com/maps/> accessed 4/21/2011.



4. Site Plan – detail from City of New Haven Tax Map 281/350/039.