

**HISTORIC RESOURCES INVENTORY**  
**BUILDING AND STRUCTURES**

HIST-5 NEW 5 77

44

STATE OF CONNECTICUT  
**CONNECTICUT HISTORICAL COMMISSION**

59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106  
 (203) 566-3005

Yale Central Complex

206-307-17

FOR OFFICE USE ONLY

Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR. SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common)		(Historic)	
Yale Co-op East			
2. TOWN/CITY	VILLAGE	COUNTY	
New Haven		New Haven	
3. STREET AND NUMBER (and or location)			
65-69 Broadway			
4. OWNER(S)			
Yale University <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private			
5. USE (Present)		(Historic)	
Commercial		Commercial	
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD	INTERIOR ACCESSIBLE	IF YES, EXPLAIN
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Business hours

DESCRIPTION

7. STYLE OF BUILDING		DATE OF CONSTRUCTION	
Post-Modern		Facade, 1974; building mass, ca. 1915	
8. 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"/> Other (Specify)
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & Batten	<input checked="" type="checkbox"/> Stucco facing	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type:	<input checked="" type="checkbox"/> Cut stone Type:	
9. STRUCTURAL SYSTEM			
<input type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input type="checkbox"/> balloon	
<input checked="" type="checkbox"/> Load bearing masonry		<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify)			
10. ROOF (Type)			
<input type="checkbox"/> Gable	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round <input type="checkbox"/> Other (Specify)
(Material)			
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify)
11. NUMBER OF STORIES	APPROXIMATE DIMENSIONS		
1 + B	50 x 140'		
12. CONDITION (Structural)		(Exterior)	
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated		
13. INTEGRITY (Location)	WHEN?	(Alterations)	IF YES, EXPLAIN
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1973-74 complete remodeling (see over)
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES			
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)		
<input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden	See Yale Co-op, 77 Broadway		
15. SURROUNDING ENVIRONMENT			
<input type="checkbox"/> Open land <input type="checkbox"/> Wood-land	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site	
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> High building density		

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Intended to harmonize with earlier Co-op building at 77 Broadway, as well as with Morse and Ezra Stiles Colleges behind these buildings on the block. Faces large parking lot which divides Broadway at this point. (OVER)

17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

DESCRIPTION (Continued)

Extensive remodeling of an existing, older building.

**Facade:** Rises approximately 1/2-story above original building mass to correspond with roofline of adjacent 77 Broadway. Planar facade with 1 large off-center square window set flush with wall combines with oblique angles (1st-story shop window, west end; entrance cavity) and illusionistic painting (circular areas of dark brown around entrance and window) to suggest the effect of light and shadow characteristic of 77 Broadway.

**Int:** Some elements of the earlier building incorporated into the present space are windows in the rear portion of the west wall and elevated office area, rear of building.

18 ARCHITECT

Herbert S. Newman Associates

BUILDER

19 HISTORICAL OR ARCHITECTURAL IMPORTANCE

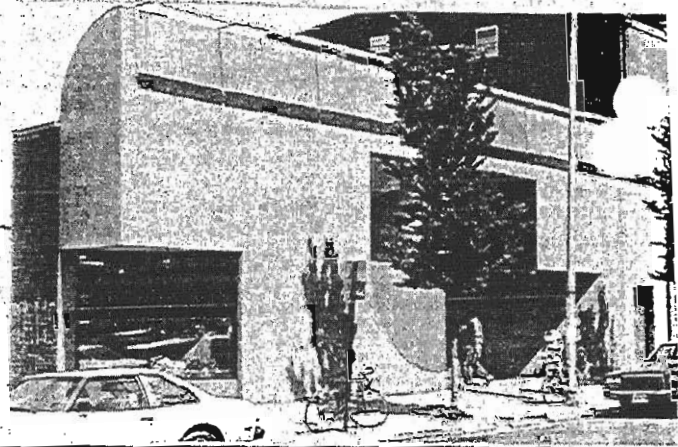
SIGNIFICANCE

**Background:** The present building incorporates a fireproof brick bank constructed on the site in 1915.

**Architectural:** Utilizing planar walls and illusionistic painting characteristic of some aspects of Post-Modern architecture in the 1970s (and dealing with a comparatively lower budget), the new wing of the Co-op reflects the essential design features of the original wing at 77 Broadway. It also maintains the existing commercial facade line of the street.

SOURCES

Brown, p. 53.



PHOTO

PHOTOGRAPHER

Roger Baldwin

DATE

6/17/80

VIEW

West

NEGATIVE ON FILE

NHPT, CHC, Sheet no. 8

Piece

COMPILED BY

NAME

Susan Ryan

DATE

7/29/80

Photograph

ORGANIZATION

New Haven Preservation Trust

Here

ADDRESS

P.O. Box 1671, New Haven, CT 06507

20 SUBSEQUENT FIELD EVALUATIONS

Demolished/renovated - replaced by Barnes & Noble bookstore

21 THREATS TO BUILDING OR SITE

- None known
- Highways
- Vandalism
- Developers
- Other \_\_\_\_\_
- Renewal
- Private
- Deterioration
- Zoning
- Expropriation