

HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES
HIST-6 NEW 5 77

110

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005 241-234-03
Downtown 241-234-02

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)	Chapel Square Mall	(Historic)	Same
2. TOWN/CITY	New Haven	VILLAGE	Same
3. STREET AND NUMBER (and/or location)	900 Chapel St. (corner of Church)		
4. OWNER(S)	Stevens New Haven Associates.		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
5. USE (Present)	Commercial (retail and office)	(Historic)	Same
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD	INTERIOR ACCESSIBLE	IF YES, EXPLAIN
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DBH	

DESCRIPTION

7. STYLE OF BUILDING	Modern	DATE OF CONSTRUCTION	1965
8. MATERIAL(S) (Indicate use or location when appropriate)	<input type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Other (Specify) Glass and steel exterior skin on tower. Brick and reinforced concrete on lower levels. <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: Reinforced <input 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 checked="" 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 checked="" type="checkbox"/> Built up <input type="checkbox"/> Tile <input type="checkbox"/> Other (Specify)		
11. NUMBER OF STORIES	APPROXIMATE DIMENSIONS		
12&B	'310' X 797'		
12. CONDITION (Structural)	(Exterior)		
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent <input checked="" 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	New entry on Chapel, 1980.
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 Large parking garage, hotel, department stores as part of the entire project.			
15. SURROUNDING ENVIRONMENT			
<input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <input 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			
Situated at the south-east corner of the New Haven Green, this project stretches the full length of Church St. going south to the Oak St. Connector. Across Church St. are late 19th- and 20th century commercial buildings.			

(OVER)

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

DESCRIPTION (Continued)

Building: Complex includes block-long enclosed shopping mall, with two high-rise buildings, one an office building, the other a commercial hotel. These attach to department stores and parking garage on the southern end of the complex, beyond Crown St. (Only the shopping mall and office tower are described here).

The shopping mall forms the base of the project and is a 2-story masonry structure that covers an entire block (Chapel to Crown St. and Church to Temple St.) On the Chapel and Church St. sides the building extends to the street. The first floor is recessed under the upper story to create a covered sidewalk for pedestrians. Reinforced concrete piers divide the walls into regular bays, (11 bays on Chapel St., 12 bays on Church St.) as well as support the structure. These rise to a projecting cornice which caps the whole

18 ARCHITECT

Lathrop Douglas, New York

BUILDER

19 HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

Architectural: Chapel Square Mall was the centerpiece of downtown Redevelopment in the mid 1960s. Two square blocks of the central business district were destroyed (including the original Edward E. Malley's Department Store, established here in 1852). What took its place is a complex scheme of shopping mall, office tower and hotel, all within an enclosed design which turns its back to the street. Motorists enter the Temple St. parking garage from the Oak St. Connector and then wander through the mall unconscious of the urban world around it. Who would ever have thought that the energy crisis and urban revitalization would make such a scheme out-dated just 15 years after its construction.

SOURCES

Brown, pg. 111
New Haven Bldg. Dept. Records

PHOTO

PHOTOGRAPHER Alan Rutberg	DATE 4/1981
VIEW North (front)	NEGATIVE ON FILE NEPT, CHC Sheet # 55

COMPILED BY

NAME Preston Maynard	DATE 2/10/1981
ORGANIZATION New Haven Preservation Trust	
ADDRESS Box 1671, New Haven, Ct, 06507	



20 SUBSEQUENT FIELD EVALUATIONS

21 THREATS TO BUILDING OR SITE

None known
 Highways
 Vandalism
 Developers
 Other: Disinvestment
 Renewal
 Private
 Deterioration
 Zoning
 Expiration

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures Chapel Square Mall
900 Chapel St.

CONTINUATION SHEET

Item number: 110 Date: 2/10/1981

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

This cornice is a single wide band. The cornice with the vertical piers and the horizontal beams between floors comprise the structural components of the building. Between these components are bays. At ground level these bays are most often glass display windows or masonry infill panels. At the second level the bays are masonry panels or panels with masonry slats with narrow window openings. These later panels form a subtle relief to the massive exterior walls. Entries on 3 sides of the building are 2-story openings with glass curtain wall. These pierce the solid masonry block and provide visual access to the shopping mall within. The interior of the mall has a large central atrium running the length of the building with skylights and street furniture enhancing the space. A balcony provides access to the second level shops. An enclosed pedestrian bridge connects the mall to the department stores on the south side of Crown St.

The office tower sits at the northern end of the complex, facing Chapel St. and the New Haven Green. It is a rectilinear mass of steel and glass, contrasting sharply with the shopping mall below. 16 exterior, vertical piers (8 per side) support the glass and steel curtain walls that enclose the form. Thin vertical strips help to break up the weight of the horizontal glass and steel bands. The building rises 13 stories above the base and has a flat roof. The 1st story is slightly recessed to emphasize the box-like quality of the building.