

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

79 South Prospect Street, Hartford, Connecticut 06106
3) 566-3005

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

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

IDENTIFICATION

1. BUILDING NAME: Common: Ethan Gardens Historic: Same
2. TOWN/CITY: New Haven VILLAGE: ----- COUNTY: New Haven
3. STREET & NUMBER (and/or location): 365 Orchard Street
4. OWNER(S): City of New Haven PUBLIC PRIVATE
5. USE: Present: Multi-Family Historic: Same
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes no
Interior accessible: yes, explain ----- no

DESCRIPTION

7. STYLE OF BUILDING: Contemporary DATE OF CONSTRUCTION: ca. 1968
8. MATERIAL(S) (indicate use or location when appropriate):
 clapboard asbestos siding brick
 wood shingle asphalt siding fieldstone
 board & batten stucco cobblestone
 aluminum siding roof concrete: type: poured door cut stone: type: -----
 other: hoods, block 2nd storey
9. STRUCTURAL SYSTEM:
 wood frame: post and beam balloon
 load bearing masonry structural iron or steel
 other: -----
10. ROOF: type:
 gable flat ^{modern} mansard monitor sawtooth
 gambrel shed hip round other -----
 material:
 wood shingle roll asphalt tin slate
 asphalt shingle built up tile other: aluminum
11. NUMBER OF STORIES: 2 APPROXIMATE DIMENSIONS: 3 structures, 120' x 120' total
12. CONDITION: Structural: excellent good fair deteriorated
 Exterior: excellent good fair deteriorated
13. INTEGRITY: Location: on original site moved, when: -----
 Alterations: no yes, explain: -----
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 barn shed garage other landscape features or buildings: -----
 carriage house shop garden Interior terracing and landscaping
15. SURROUNDING ENVIRONMENT:
 open land woodland residential scattered buildings visible from site
 commercial industrial rural high building density
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

This complex of 2 buildings has frontage on Kensington and Orchard Streets, a deteriorated residential area of mid to late 19th century structures. The complex has interior landscaped walkways and terraces of railroad ties.

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

544

This complex consists of 3, 2-storey buildings constructed of very large deep red bricks with a narrower storey of white painted concrete blocks at the 2nd floor and a mock-mansard roof of copper-green aluminum panels. It has square 2nd storey lights and larger unornamented aluminum windows below. Each of the attached units has a segmented arch door hood of unpainted concrete. Some interior entrances are raised, most are at ground level. Carports exist below grade on the north elevation.

SIGNIFICANCE

Architect: David Travers

Builder: Ocone Construction Company

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE:

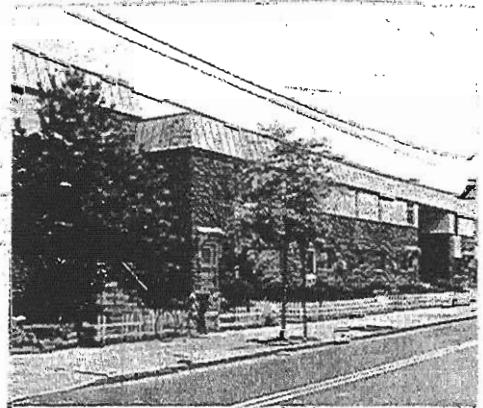
This complex was the first in the nation to use Federal 221 (d) (3) funding in a mixed-income project. Low- and moderate-income families own the 28 units of this cooperative project. The Redevelopment Authority claims that room sizes in the project are "considerably larger than those usually provided in moderate-income housing." The complex contains 12 two-bedroom, 12 three-bedroom, and 4 four-bedroom units. Each has oak floors and a full basement, luxuries in public housing. The complex does tend to appear dreary from the street but its imaginative and well kept interior gardens create an attractive atmosphere.

PHOTOGRAPH

photographer: Thomas Hahn

date: Fall, 1979 view: West elevation

negative on file: CHC; CTHP



COMPILED BY:

name: Sandra Lee

date: 10/30/79

organization: Connecticut Trust for Historic Preservation

address: 152 Temple Street, New Haven, Connecticut 06510

19. SOURCES:

Maps and Atlases

New Haven City Directories

New Haven Redevelopment Agency Fact Sheet

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

none known highways vandalism developers other: _____
 renewal private deterioration zoning explanation: _____