

HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES
HIST-6 NEWS 77

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STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005 238-86-01 to 04
Church St. South / Oak St. Connector 238-110-01&02

FOR OFFICE USE ONLY

Town No.: _____ Site No.: _____

UTM: _____

QUAD: _____

DISTRICT: S NR IF NR. SPECIFY Actual Potential

IDENTIFICATION

1. BUILDING NAME (Common) (Historic)
Church St. South Housing Project

2. TOWN/CITY VILLAGE COUNTY
New Haven New Haven

3. STREET AND NUMBER (and or location)
109-149 Church St. South / Union Ave.

4. OWNER(S)
Housing Authority of the City of New Haven Public Private

5. USE (Present) (Historic)
Residential-multi-family Same

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD INTERIOR ACCESSIBLE IF YES, EXPLAIN
 Yes No Yes No public areas only

7. STYLE OF BUILDING DATE OF CONSTRUCTION
Post-modern 1969

8. MATERIAL(S) (Indicate use or location when appropriate)

Clapboard Asbestos Siding Brick Other (Specify) _____

Wood Shingle Asphalt Siding Fieldstone

Board & Batten Stucco Cobblestone

Aluminum Siding Concrete Type: Rough and smooth-faced block Cut stone Type: _____

9. STRUCTURAL SYSTEM

Wood frame Post and beam balloon

Load bearing masonry Structural iron or steel

Other (Specify) _____

DESCRIPTION

10. ROOF (Type) (Material)

Gable Flat Mansard Monitor sawtooth

Gambrel Shed Hip Round Other (Specify) _____

Wood Shingle Roll Asphalt Tin Slate

Asphalt shingle Built up Tile Other (Specify) _____

11. NUMBER OF STORIES APPROXIMATE DIMENSIONS
2 to 4 stories

12. CONDITION (Structural) (Exterior)

Excellent Good Fair Deteriorated Excellent Good Fair Deteriorated

13. INTEGRITY (Location) WHEN? (Alterations) IF YES, EXPLAIN

On original site Moved Yes No

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

Barn Shed Garage Other landscape features or buildings (Specify) _____

Carriage house Shop Garden Open terraces, plazas and pedestrian walkways between groups of dwelling units; some landscaping

15. SURROUNDING ENVIRONMENT

Open land Wood-land Residential Scattered buildings visible from site

Commercial Indus-trial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

A large, urban housing development bordered by Church St. South and Union Ave. On the West side is the older Hill Neighborhood, to the east is the ... To the north is Tower one (OVER)

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

DESCRIPTION (Continued)

Site: The Church Street South Housing housing projects is situated on an oblique angled site between two major avenues. Buildings are grouped irregularly throughout the site. Public plazas, courtyards, and pedestrian corridors are created in the spaces between buildings.

Buildings: The typical building is 3 or 4 story masonry structure fronting on a pedestrian thoroughfare on one side and a street or driveway on the other. Building has a flat roof; walls are constructed of rough and smooth cast concrete blocks. Fenestration is slightly irregular throughout although window sizes are the same. Each unit has a small balcony; some have small enclosed terraces. In several structures the parking facilities are located in an open basement level. All buildings are decorated with bold, supergraphics in a multi-colors.

18 ARCHITECT: ML/TW Charles Moore Associates
 BUILDER: [Blank]

SIGNIFICANCE

19 HISTORICAL OR ARCHITECTURAL IMPORTANCE

Architectural: Church Street South housing project was one of the most imaginative and controversial ever built. The original architect was Mies van der Rohe who proposed an ordered plan with lots of open space. He left the project because of the difficulties in the planning process. Charles Moore, Lyndon, Turnbull, and Whitaker took over the effort because of their interest in housing. Their design was radically different from Mies'. Working within the tight confines of Federal Housing Authority policy and finance, the architects designed a scheme which was integrated into the fabric of the city, that was a statement about the habits and social relationships of its users. Instead of the buildings making a statement, the spaces around the buildings were manipulated and designed to give each section of the project a sense of identity. Plazas, courtyards, and vistas are different throughout the project. Bold supergraphics are used to further identify spaces and areas. Thus the architecture is that of what happens between buildings and along the street. Commercial uses were introduced to the center of the project (instead of the periphery) to enhance the desaturban quality of the project.

SOURCES

City Directories
 Maps: 1888, 1911, 1923
 New Haven Bldg. Dept. Records
 Brown, pg. 95
 Cook and Klotz, Conversations with Architects pg. 218-246.

PHOTO

PHOTOGRAPHER: Alan Rutberg DATE: 4/1981
 VIEW: West (Church St. South Side) NEGATIVE ON FILE: NBPT, CHC Sheet #75
 PLACE: [Blank]

COMPILED BY

NAME: Preston Haynard DATE: 2/1981
 ORGANIZATION: New Haven Preservation Trust
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20 SUBSEQUENT FIELD EVALUATIONS

- 21 THREATS TO BUILDING OR SITE
- None known
 - Highways
 - Vandalism
 - Developers
 - Renewal
 - Private
 - Deterioration
 - Zoning
 - Expropriation