

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 912 aka 904 HOWARD AVENUE, Demolition of William T. Rowe Building (Owner/Applicant: Housing Authority of New Haven Elm City Communities).

**REPORT:** 1468-01

**ACTION:** Approval

### BACKGROUND

**Submission:** Letter from Jimmy Miller, HANH, 06/19/12. Survey showing building proposed to be demolished.

As part of a long range plan to make the 904-912 Howard Avenue site available to Yale New Haven Hospital in conjunction with the medical uses across Howard Avenue to the east, the Housing Authority of New Haven exchanged property with the hospital. The Authority gained a site on the same block at Sylvan Avenue and Ward Street, which was developed as 104 units of affordable housing, including 39 supportive units.

**Previous CPC Actions regarding the new Rowe development at 27-35 Sylvan Avenue, 60,72, 80 Legion Avenue, 167-169 Ward Street:** Special Exception for Reduction in Parking Spaces and to permit Front Yard Parking (CPC 1430-06, 07/22/09), Site Plan Review for Mixed Use Development incl. 104 units (CPC 1432-04, 09/16/09), Modification of Conditions of Approval (CPC 1433-05, 10/21/09), Cooperation Agreement CPC 1433-15, 10/21/09).

The Authority now proposes to demolish the vacant William T. Rowe Tower, a structure listed recently as a Modernist building on the New Haven Historic Inventory. Due to this listing, the demolition is now subject to the provisions of Code of Ordinances Section 9-50 relating to delay of demolition of historic resources. The new historic listing occurred between the earlier approvals and the present application; several of the reports and public presentations discussed the future demolition of the Rowe building at 904 Howard, but not at a public hearing.

### PLANNING CONSIDERATIONS

Constructed in 1975 and designed by Herbert S. Newman & Associates, the building was built for the Housing Authority as senior rental housing. The Inventory form reports that *"the building site has been traded to Yale University in return for an adjacent site on which new affordable rental housing is being constructed."* The survey form continues: *"The use of Bison precast panel system was innovative in 1975; the panels were fabricated at the local C.W. Blakeslee and Sons factory. Like the use of split-ribbed or scored concrete masonry a few years earlier in buildings such as Crawford Manor, Ruoppolo Manor, Columbus Mall and the Robert T. Wolfe building ....., designers were looking for ways to achieve the powerful hard edged and abstract monumentality that was in vogue, using materials other than cast-in-place concrete as at the Yale Art and Architecture Building or New Haven Fire Headquarters. The precast panel and plank system permitted a high level of quality control as well as fire-resistance, and became the standard for much high-rise residential and hotel construction."*

The Housing Authority with Trinity Rowe Limited Partnership has since constructed a new modern Rowe housing development on the adjacent site at 27-35 Sylvan Avenue, which is now complete and occupied.

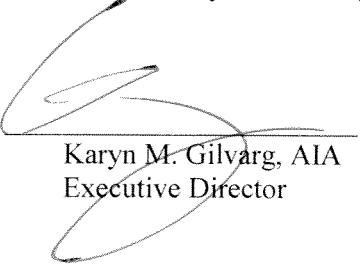
### ACTION

Given the extensive prior notice in the development of the replacement housing, and having conducted a public hearing which was appropriately noticed in the local newspaper and by mail

to property owners within 200 feet and other interested parties, the Commission acknowledges that proposed demolition of 904 Howard Ave. may now proceed pursuant to the provisions of Section 9-50 of the Code of Ordinances once appropriate permits are issued by the building official.

**ADOPTED:** July 18, 2012  
Edward Mattison  
Chair

**ATTEST:**



Karyn M. Gilvarg, AIA  
Executive Director