

MEMORANDUM

TO: Jenny Scofield, National Register Coordinator, Connecticut State Historic Preservation Office

FROM: James Sexton

RE: House Move, 275 Orange Street, New Haven, William Pinto House

Introduction

59 Elm Street Partners, LLC is proposing to relocate the William Pinto House, a Federal-style building located at 275 Orange Street, New Haven, Connecticut 87 feet to the adjacent lot at 283 Orange Street. Built 1810/11, the building was individually listed in the National Register of Historic Places (National Register) on September 12, 1985 under Criteria B and C in the categories of Invention and Architecture (Eldon Scott, J. Paul Loether, and John Herzan, ed., Sec. 8, n.p). Significance under Criterion B is claimed in the nomination for the property's association with New Haven's late-eighteenth and early nineteenth-century residents, William Pinto and Eli Whitney, Under Criterion C, the building is noted as the "best-preserved extant example of the locally rare, gable-to-street form of early-nineteenth-century Federal-style residential frame architecture" (Scott, Loether, and Herzan, Sec. 8, n.p).

Reason for the Move

The William Pinto House is being moved to preserve it as close to its original location as possible, without it being overshadowed by the new building planned for the site and adjacent lot. The project involves three parcels: the one occupied by the Pinto House and two others that contain long-standing parking lots. By moving the house, the developer will be able to combine two adjacent lots to take advantage of economies of scale provided by a larger building area while creating residential units that will satisfy the demand for housing in the downtown area and substantially transform a portion of New Haven's downtown. The proposed plan meets all site and zoning restraints, including parking, density and building height. The developers have elected to limit the building height to respect the character of the neighborhood. In addition, they are planning upgraded landscape, improved drainage, and an excess number of bicycle racks in order to upgrade the former parking lot sites. While leaving the historic building in place and constructing a new U-shaped building around the house was investigated by Newman Architects, this approach was determined to be too detrimental to the context of the Pinto House. Instead, the plan is to move the house next to an adjacent nineteenth-century building (currently housing the Connecticut Children's Museum) at 22 Wall Street (at the corner of Orange and Wall streets). This plan has the added preservation benefit of keeping the smaller-scale, historic buildings together, rather than separating them with the larger new building. It was proposed and approved by the

New Haven City Plan Department, constituent departments, and the City Plan Commission pursuant to a public hearing, that 275 Orange Street be moved to a new location. Therefore, it is proposed that 275 Orange Street be moved to a new site on the adjacent lot on Orange Street (presently identified as 283 Orange Street) (see attached proposed relocation plan). The building formerly housed an attorney, with some of the building vacant. Although a specific use for the moved building has not been identified it is anticipated that the plan will provide an attractive opportunity for a number of potential users. By combining new development on a relatively moribund property with the preservation of a significant historic building, the developer aims for the highest and best use of the three lots.

Existing Conditions Description

The house sits in a densely developed urban area, 1.5 blocks east of the New Haven Green, surrounded by parking lots and 19th- and 20th-century buildings. Nearby buildings range from three to eleven stories with commercial, residential, religious, educational, governmental, and mixed uses. Interspersed with these buildings are several parking lots. This mixed-use neighborhood is consistent with the character of the neighborhood in 1985 when the property was listed in the National Register. The nomination includes the statement that “the area is currently dominated by large post-1860 commercial structures and open parking lots” (Scott, Loether, and Herzan, Sec. 7, n.p.). The southwestern end of the block, on both sides of the street, is anchored by five and six-story buildings on both sides of the street.

The Pinto House sits close to the sidewalk on a relatively flat 0.17-acre lot, facing northwest on the south side of Orange Street in downtown New Haven. A driveway runs along the southwest side of the building, feeding a set of seven parking spaces at the rear of the lot. The southeast boundary of the lot is lined with a chain link fence and maple saplings. The lot is flanked on three sides by parking lots on adjacent property parcels. This site remains unchanged since the 1985 nomination; the house was surrounded by parking lots at that time.

The building is a 2 ½ -story, wood-frame, gable-front Federal house with an asphalt shingle roof and clapboard siding. The foundation is dressed red sandstone across the front while the other three sides are random-coursed trap rock. The historic building is three bays wide and five bays deep. A modern brick addition is located at the rear of the building. The main entry is a five-panel door with a leaded fanlight sitting under a gabled door hood resting on brackets. Four red sandstone steps lead to a landing as wide as the door surround. The door is flanked by paneled pilasters and the hood brackets are located at the top of broader, plain pilasters. The windows sit under projecting caps; a tri-partite window with a round-topped central section sits at the apex of the gable.

A two-story brick addition constructed in 1987 with a hipped roof is located at the rear of the building, in the location of a former 1953 brick addition. The earlier brick addition is visible in the nomination photographs, but is not extant.

The interior of the building at the time of listing consisted of a semi-finished basement, with brick floor pavers and whitewashed walls, two finished floors with similar plans, and a finished attic space. Several aspects of the building were highlighted in the 1985 nomination:

. . . despite the incorporation of a projecting first story window bay in 1929, modifications made to its original front porch in conjunction with the widening of Orange Street in the late 19th century, and the addition of a single-story masonry rear wing in 1953, the bulk of the historic exterior features and fabric of the Pinto-Whitney house remain remarkably intact. The well-crafted Palladian window found in its front gable remains one of the best surviving examples of this fenestration form within the confines of the City as a whole. Most major original interior features, such as mantelpieces, trim moldings and doors, as well as the basic floor plans of the original portion of the structure also survive remarkably intact, providing an important record of the kind of detailing and craftsmanship originally found even in somewhat modestly scaled early 19th -century Federal-style urban houses (Scott, Loether, and Herzan, Sec. 8, p. 1).

Evaluation of Property Integrity Since NRHP-Listing in 1985

The house has been somewhat changed since 1985. The one-story modern addition was replaced in 1987 by a 2-story addition. A renovation in 1990 affected some of the elements documented in the nomination; others were left undisturbed. On the façade, the bay window was removed and replaced with two windows matching those elsewhere in the house. Throughout the building the 1/1 sash were returned to 6/6, presumably matching the gable window shown in the nomination photographs. The orientation of the building, the door surround and hood, the Palladian window, the window surrounds, the cladding and the foundation were all preserved. Inside, a new stairway from the ground floor to the attic was added. It runs through the middle room on northeast side of both the first and second floor and terminates in the attic space under a dormer in the middle of the northeast side of the building. At the same time, the historic back stair was closed off, the cellar stairs removed, and several doors were moved. While the renovation added elements to the building, it also removed some inappropriate modern accretions, including the dropped ceilings visible in several nomination photographs. The “many major original interior features, such as mantelpieces, trim moldings and doors” identified in the nomination, including the front staircase, remain intact.

The retention of these interior character-defining features, along with the limited changes to the exterior of the building since NRHP listing, suggest that although the integrity of design has been affected the building retains enough of its character-defining features for this aspect of integrity to be preserved. Aerial photographs demonstrate that this block of Orange Street has not been substantially changed since 1985; no buildings appear to have been added or removed since that time (GoogleEarth maps). Northeast of this property, in the next block of Orange Street, the new FBI Field Office was added between 1991 and 2004. The other five aspects of integrity also are intact enough for the renovations that have taken place since 1985 to not jeopardize the William Pinto House’s continued listing. Similarly, in its existing condition, the house retains sufficient significance to continue to be listed under both Criteria B and C.

Relocation Methods

The house will be moved by High Caliber Contracting, a highly experienced, locally-based, house mover who has been a member of the IASM (International Association of Structural Movers) for more than 20 years. The approach to the move is based on their extensive experience moving buildings. The process for moving the historic house is based on the mover's extensive experience and standard practice in the industry. The roughly 60-ton house will be moved as follows: The contractor will cut holes in the foundation and run steel beams from front to back of the building. There will be two points of steel in the front and two from the back. The chimneys will be stabilized using needle beams. (Any evidence left by the steel or other aspects of the move shall be removed once the building reaches its new foundation.) The steel cradle will provide sufficient support that the historic timber frame will not twist during the lift. Using hydraulic lifts, the house will be lifted from its foundation. The house will be raised and placed on trolleys. The trolleys will be placed in the front and the back of the house. Once moved to the new location, the house will be lowered on the new foundation using the same hydraulic system to lower the house. The house will be placed on a new, engineered foundation with elements of the historic foundation being used as a veneer on the new one. The move is expected to take approximately two weeks and is planned for early summer, 2020. At this time, no additional studies or documentation of the building are planned prior to the move.

Effects of the Proposed Move on Property Integrity

The house is being moved from 275 Orange Street (Map 224, Block 292, Lot 700) to the adjacent lot, 283 Orange Street (Map 224, Block 292 Lot 800), a distance of approximately 87 feet. (See attached figures for renderings of the current location and the house in its proposed location.) The modern addition at the rear of the building will be demolished in preparation for the move (see attached plans for proposed work). The house will be relocated onto a new basement and foundation. The new above-grade foundation will be clad using stone salvaged from the original foundation to replicate its appearance. The rear wall of the house, which has been modified for the two additions, will be patched to match the appearance of the adjacent historic walls. A new wheelchair lift will be added at the rear of the building.

Criterion B

The two aspects of integrity that are likely be affected by the move are location and association. Because the building will be moved from its original site, it will lose its integrity of location. The question of integrity of association is more nuanced. While moving the building may affect the integrity of association, as the Pinto House is listed under Criterion B for its association with both William Pinto and Eli Whitney. As the building's NRHP nomination notes:

William Pinto (1760-1847) was a descendant of one of the earliest and most prestigious Jewish families to settle in Connecticut during the eighteenth century. He was the second son of Jacob Pinto, a Sephardic Jew who along with his wife Thankful moved to New Haven from Stratford, Connecticut in 1755. According to a letter written by former Yale president Ezra Stiles, the Pintos were the only family of Jewish descent to have lived in New Haven prior to 1772. William Pinto and his brothers Abraham and Solomon were the first children of Jewish extraction born in New Haven, as well as the first students of Jewish extraction admitted to Yale University. (Scott, Loether, and Herzan Sec. 8, p. [1])

Under Criteria Consideration B, the Pinto House would retain its NRHP eligibility for its association with William Pinto after the move as the “surviving property most importantly associated with a particular historic event or an important aspect of a historic person’s life,” for the way in which it represents the Pinto family’s significance to the early Jewish community in New Haven (National Register Bulletin 15, “How to Apply the National Register Criteria for Evaluation,” p. 30). No other property in New Haven reflects the William Pinto’s significance in New Haven better than this site. The connection to Eli Whitney is more tangential. Whitney is thought to have died in the house while visiting William Pinto, but he is also associated with the intact Eli Whitney Gun Factory site. Without its integrity of location after the move, the association of the house with Whitney would likely no longer be sufficient to support the continued listing of the property under Criterion B.

Criterion C

The Pinto House is also listed under Criterion C. National Register Bulletin 15, “How to Apply the National Register Criteria for Evaluation” notes a “moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association” (National Register Bulletin 15, “How to Apply the National Register Criteria for Evaluation,” p.29) Since it will be moved intact, after the move the Pinto House will continue to retain integrity of design, workmanship, and materials. The foundation and exterior stairs will be rebuilt on the new site using the historic materials and matching their historic appearance, and the rest of the exterior features will be left in place. The interior will also be left relatively undisturbed by the move. The building will remain a recognizable example of a “rare Federal-style, gable-front house with exceptional interior woodwork” (Scott, Loether, and Herzan, Sec. 8). It will remain on the same side of the same street in the same mixed-use neighborhood. As the house is being moved to the adjacent lot, the new setting will be quite similar to its current setting, with the building retaining its current orientation and relationship to the street. The building has been in a modern, mixed-use urban setting for many years. Sanborn maps and aerial photographs show that the proposed location for the house has been a parking lot since as early as 1934. At that time, the five-story at the northwest corner of Orange and Elm Streets had been constructed (Fairchild 1934 Aerial photograph 8376). Although it will now sit closed to a new modern building, this will not be the first modern, or taller, building in the neighborhood. These buildings, with the exception of the FBI Field Office, were all present at the time of the Pinto House’s listing. Based on the guidance, and the continued presence of the character-defining features throughout the building, the Pinto House should retain its NRHP eligibility under Criterion C.

New Setting and Environment

The archeological potential of the new site is limited (see attached photos). Based on test borings performed by GZA GeoEnvironmental, Inc., for their “Preliminary Geotechnical Engineering Report” (September, 2018), it is our understanding that the top layer of soil is asphalt and fill (with trace amounts of debris) to levels between 2.5 and 6.4 feet. The potential for adversely impacting significant archaeological deposits is minimal.

Similarly, the late nineteenth-century building housing the Connecticut Children’s Museum at 22 Wall Street will be minimally affected by the proposed building move. The building is currently

oriented toward Wall Street with its former entrance on Orange Street closed off; access to the property will not be affected by the proposed move. While the view from the southwest side of this building will change, the plan calls for preservation of the trees that currently separate the museum from the parking lot that currently occupies the proposed new location for the Pinto House.

Bibliography

Fairchild 1934 Aerial Survey of Connecticut. Photograph 8376. Collection of the Connecticut State Library.

GoogleEarth aerial photographs. Online resource at Googleearth.com, accessed February, 2020.

GZA GeoEnvironmental, Inc. "Preliminary Geotechnical Engineering Report." September, 2018.

National Register Bulletin 15. "How to Apply the National Register Criteria for Evaluation."

Scott, Eldon, J. Paul Loether, and John Herzan, ed. "William Pinto House." National Register of Historic Places Inventory/Nomination Form. Connecticut Historical Commission, Hartford, February 19, 1985.

Site Photographs



Looking south across the proposed site for the Pinto House from Orange Street. (9/11/2019)



Looking northwest across the proposed site for the Pinto House. It will be located near where the parking lot attendant's booth is located. (1/15/2020)



Google Earth image looking southeast across the proposed location for the Pinto House. (Google Earth)



View on Orange Street looking South toward Elm Street

WILLIAM PINTO HOUSE
275 ORANGE STREET, NEW HAVEN, CONNECTICUT 06511

EXISTING | January 31, 2020 | **NEWMAN**ARCHITECTS



View on Orange Street looking South toward Elm Street

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275 ORANGE STREET, NEW HAVEN, CONNECTICUT 06511

PROPOSED | January 31, 2020 | **NEWMAN**ARCHITECTS



View on Orange Street looking North toward Wall Street

WILLIAM PINTO HOUSE
275 ORANGE STREET, NEW HAVEN, CONNECTICUT 06511

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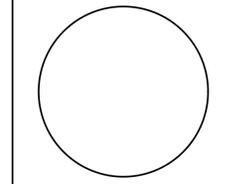


View on Orange Street looking North toward Wall Street

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PROPOSED | January 31, 2020 | **NEWMAN**ARCHITECTS





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REVISIONS

10/3/19	CITY REVIEW COMMENTS
12/4/19	REVISED SITE PLAN
01/31/20	REVISED PINTO HOUSE

ORANGE ST MIXED USE

275 ORANGE ST,
NEW HAVEN, CT
06510

PROJECT NUMBER
20180004

SITE PREPARATION PLAN

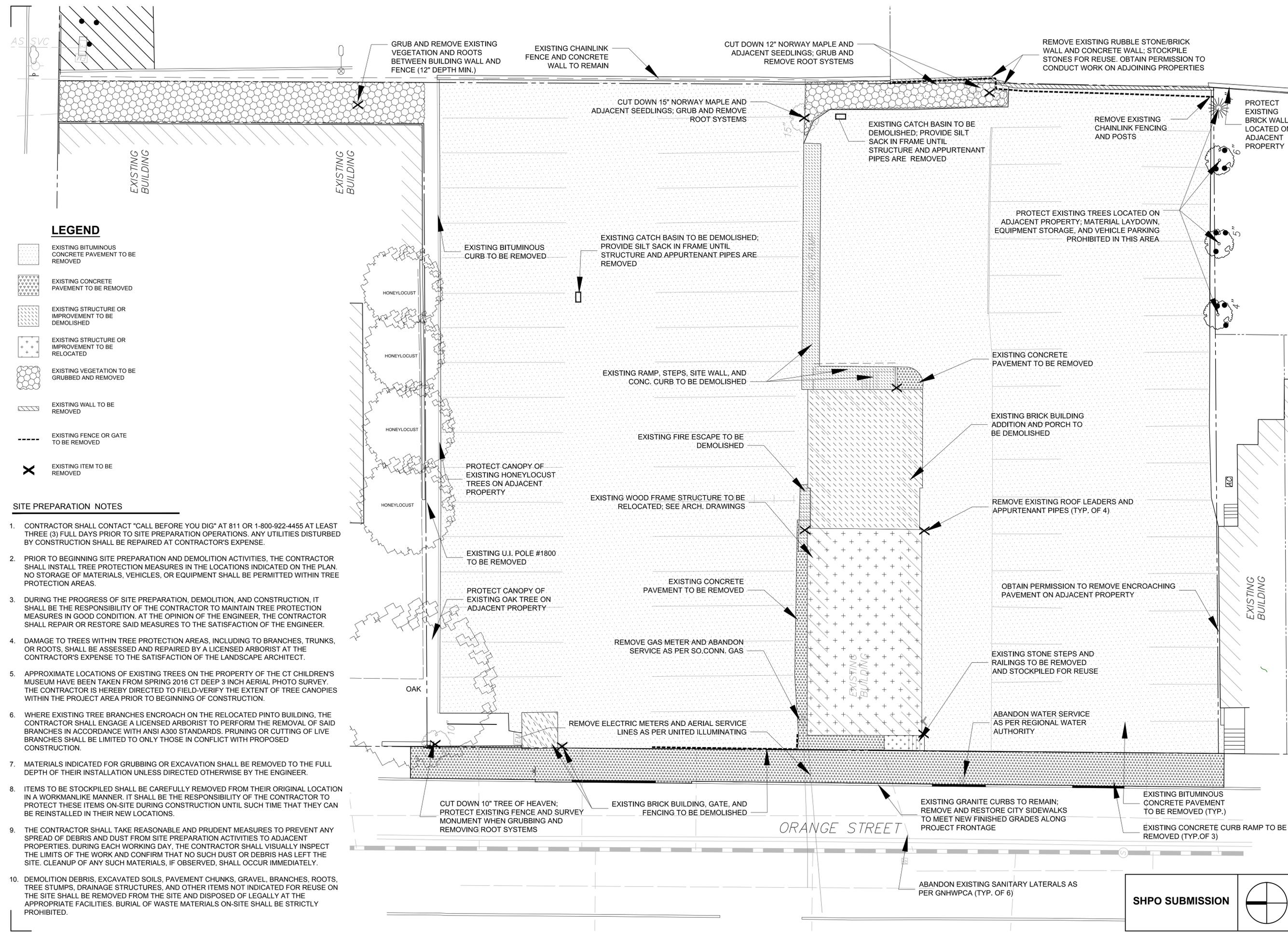
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LEGEND

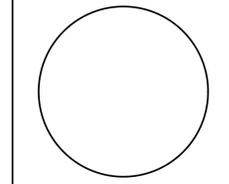
- EXISTING BITUMINOUS CONCRETE PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING STRUCTURE OR IMPROVEMENT TO BE DEMOLISHED
- EXISTING STRUCTURE OR IMPROVEMENT TO BE RELOCATED
- EXISTING VEGETATION TO BE GRUBBED AND REMOVED
- EXISTING WALL TO BE REMOVED
- EXISTING FENCE OR GATE TO BE REMOVED
- EXISTING ITEM TO BE REMOVED

SITE PREPARATION NOTES

1. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455 AT LEAST THREE (3) FULL DAYS PRIOR TO SITE PREPARATION OPERATIONS. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
2. PRIOR TO BEGINNING SITE PREPARATION AND DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL INSTALL TREE PROTECTION MEASURES IN THE LOCATIONS INDICATED ON THE PLAN. NO STORAGE OF MATERIALS, VEHICLES, OR EQUIPMENT SHALL BE PERMITTED WITHIN TREE PROTECTION AREAS.
3. DURING THE PROGRESS OF SITE PREPARATION, DEMOLITION, AND CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN TREE PROTECTION MEASURES IN GOOD CONDITION. AT THE OPINION OF THE ENGINEER, THE CONTRACTOR SHALL REPAIR OR RESTORE SAID MEASURES TO THE SATISFACTION OF THE ENGINEER.
4. DAMAGE TO TREES WITHIN TREE PROTECTION AREAS, INCLUDING TO BRANCHES, TRUNKS, OR ROOTS, SHALL BE ASSESSED AND REPAIRED BY A LICENSED ARBORIST AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
5. APPROXIMATE LOCATIONS OF EXISTING TREES ON THE PROPERTY OF THE CT CHILDREN'S MUSEUM HAVE BEEN TAKEN FROM SPRING 2016 CT DEEP 3 INCH AERIAL PHOTO SURVEY. THE CONTRACTOR IS HEREBY DIRECTED TO FIELD-VERIFY THE EXTENT OF TREE CANOPIES WITHIN THE PROJECT AREA PRIOR TO BEGINNING OF CONSTRUCTION.
6. WHERE EXISTING TREE BRANCHES ENCOACH ON THE RELOCATED PINTO BUILDING, THE CONTRACTOR SHALL ENGAGE A LICENSED ARBORIST TO PERFORM THE REMOVAL OF SAID BRANCHES IN ACCORDANCE WITH ANSI A300 STANDARDS. PRUNING OR CUTTING OF LIVE BRANCHES SHALL BE LIMITED TO ONLY THOSE IN CONFLICT WITH PROPOSED CONSTRUCTION.
7. MATERIALS INDICATED FOR GRUBBING OR EXCAVATION SHALL BE REMOVED TO THE FULL DEPTH OF THEIR INSTALLATION UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
8. ITEMS TO BE STOCKPILED SHALL BE CAREFULLY REMOVED FROM THEIR ORIGINAL LOCATION IN A WORKMANLIKE MANNER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THESE ITEMS ON-SITE DURING CONSTRUCTION UNTIL SUCH TIME THAT THEY CAN BE REINSTALLED IN THEIR NEW LOCATIONS.
9. THE CONTRACTOR SHALL TAKE REASONABLE AND PRUDENT MEASURES TO PREVENT ANY SPREAD OF DEBRIS AND DUST FROM SITE PREPARATION ACTIVITIES TO ADJACENT PROPERTIES. DURING EACH WORKING DAY, THE CONTRACTOR SHALL VISUALLY INSPECT THE LIMITS OF THE WORK AND CONFIRM THAT NO SUCH DUST OR DEBRIS HAS LEFT THE SITE. CLEANUP OF ANY SUCH MATERIALS, IF OBSERVED, SHALL OCCUR IMMEDIATELY.
10. DEMOLITION DEBRIS, EXCAVATED SOILS, PAVEMENT CHUNKS, GRAVEL, BRANCHES, ROOTS, TREE STUMPS, DRAINAGE STRUCTURES, AND OTHER ITEMS NOT INDICATED FOR REUSE ON THE SITE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY AT THE APPROPRIATE FACILITIES. BURIAL OF WASTE MATERIALS ON-SITE SHALL BE STRICTLY PROHIBITED.

SHPO SUBMISSION





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01/09/20 REVISED DRIVEWAY

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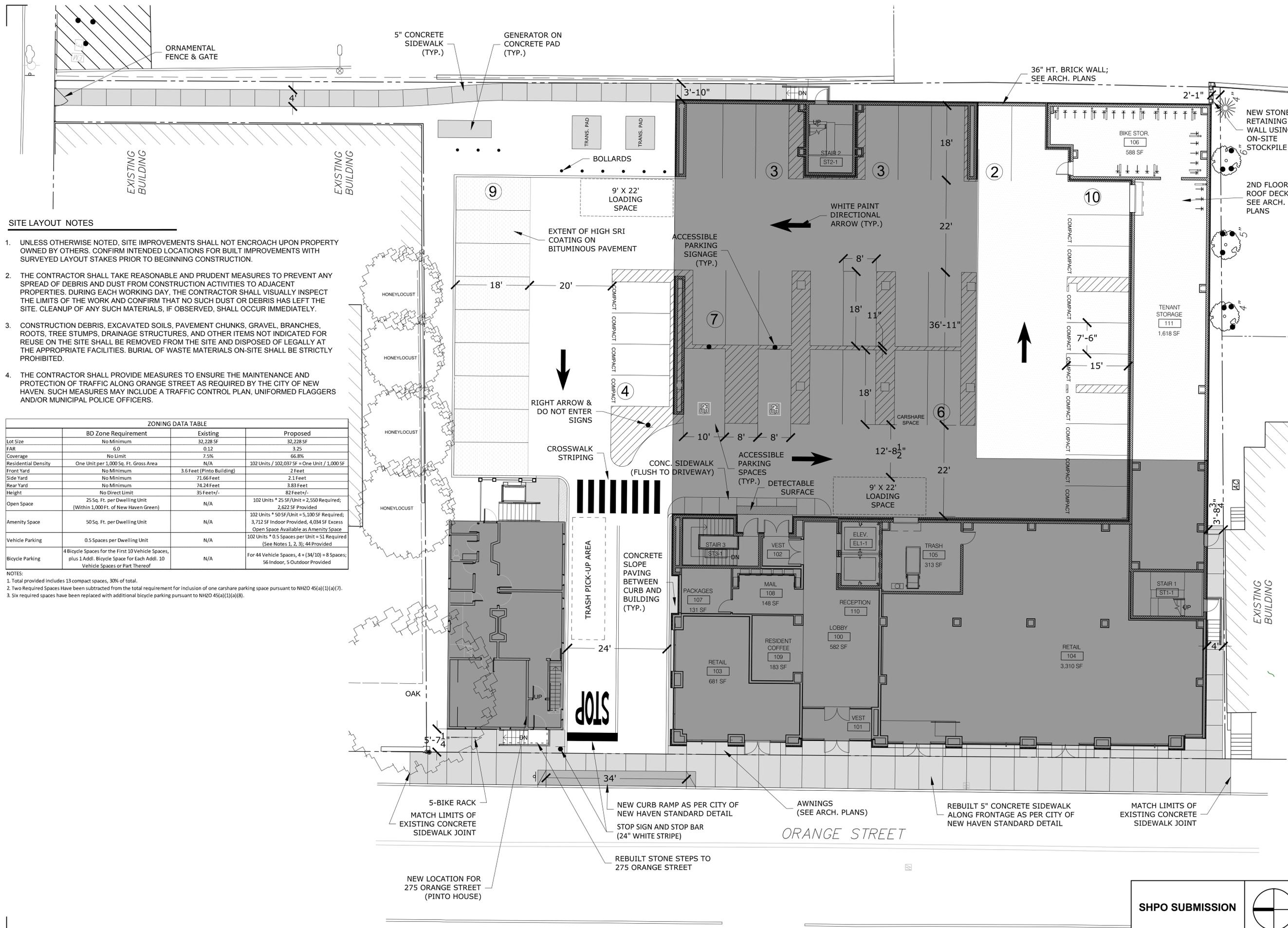
SITE LAYOUT PLAN

DATE
1/31/2020

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OG, DS

SCALE
1"=10'-0"

CIVIL
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SITE LAYOUT NOTES

- UNLESS OTHERWISE NOTED, SITE IMPROVEMENTS SHALL NOT ENCR OACH UPON PROPERTY OWNED BY OTHERS. CONFIRM INTENDED LOCATIONS FOR BUILT IMPROVEMENTS WITH SURVEYED LAYOUT STAKES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE REASONABLE AND PRUDENT MEASURES TO PREVENT ANY SPREAD OF DEBRIS AND DUST FROM CONSTRUCTION ACTIVITIES TO ADJACENT PROPERTIES. DURING EACH WORKING DAY, THE CONTRACTOR SHALL VISUALLY INSPECT THE LIMITS OF THE WORK AND CONFIRM THAT NO SUCH DUST OR DEBRIS HAS LEFT THE SITE. CLEANUP OF ANY SUCH MATERIALS, IF OBSERVED, SHALL OCCUR IMMEDIATELY.
- CONSTRUCTION DEBRIS, EXCAVATED SOILS, PAVEMENT CHUNKS, GRAVEL, BRANCHES, ROOTS, TREE STUMPS, DRAINAGE STRUCTURES, AND OTHER ITEMS NOT INDICATED FOR REUSE ON THE SITE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY AT THE APPROPRIATE FACILITIES. BURIAL OF WASTE MATERIALS ON-SITE SHALL BE STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL PROVIDE MEASURES TO ENSURE THE MAINTENANCE AND PROTECTION OF TRAFFIC ALONG ORANGE STREET AS REQUIRED BY THE CITY OF NEW HAVEN. SUCH MEASURES MAY INCLUDE A TRAFFIC CONTROL PLAN, UNIFORMED FLAGGERS AND/OR MUNICIPAL POLICE OFFICERS.

ZONING DATA TABLE

	BD Zone Requirement	Existing	Proposed
Lot Size	No Minimum	32,228 SF	32,228 SF
FAR	6.0	0.12	3.25
Coverage	No Limit	7.5%	66.8%
Residential Density	One Unit per 1,000 Sq. Ft. Gross Area	N/A	102 Units / 102,037 SF = One Unit / 1,000 SF
Front Yard	No Minimum	3.6 Feet (Pinto Building)	2 Feet
Side Yard	No Minimum	71.66 Feet	2.1 Feet
Rear Yard	No Minimum	74.24 Feet	3.83 Feet
Height	No Direct Limit	35 Feet +/-	82 Feet +/-
Open Space	25 Sq. Ft. per Dwelling Unit (Within 1,000 Ft. of New Haven Green)	N/A	102 Units * 25 SF/Unit = 2,550 Required; 2,622 SF Provided
Amenity Space	50 Sq. Ft. per Dwelling Unit	N/A	102 Units * 50 SF/Unit = 5,100 SF Required; 3,712 SF Indoor Provided; 4,034 SF Excess Open Space Available as Amenity Space
Vehicle Parking	0.5 Spaces per Dwelling Unit	N/A	102 Units * 0.5 Spaces per Unit = 51 Required (See Notes 1, 2, 3); 44 Provided
Bicycle Parking	4 Bicycle Spaces for the First 10 Vehicle Spaces, plus 1 Addl. Bicycle Space for Each Addl. 10 Vehicle Spaces or Part Thereof	N/A	For 44 Vehicle Spaces, 4 + (34/10) = 8 Spaces; 56 Indoor, 5 Outdoor Provided

- NOTES:**
- Total provided includes 13 compact spaces, 30% of total.
 - Two Required Spaces Have been subtracted from the total requirement for inclusion of one carshare parking space pursuant to NHZO 45(a)(1)(a)(7).
 - Six required spaces have been replaced with additional bicycle parking pursuant to NHZO 45(a)(1)(a)(8).

SHPO SUBMISSION

DEMOLITION GENERAL NOTES

1. PRIOR TO BIDDING, ALL CONTRACTORS SHALL REVIEW THE BID DOCUMENTS, AND EXISTING CONDITIONS FOR THE PROJECT. ALL CONTRACTORS SHALL REVIEW THE EXISTING CONDITIONS OF THE SITE AND BUILDING, AND THE BID DOCUMENTS SO AS TO ADEQUATELY UNDERSTAND THE SCOPE OF WORK, BOTH EXPLICITLY STATED AND IMPLIED, BY SUBMITTING A BID. THE CONTRACTOR REPRESENTS THAT THESE REQUIREMENTS HAVE BEEN FULFILLED, AND THAT THERE ARE NO QUALIFICATIONS TO THE BID.

2. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR, AND THE GENERAL CONTRACTOR, TO REPORT ALL CONFLICTS, DISCREPANCIES AND OMISSIONS CONTAINED IN THE BID DOCUMENTS AND OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO SUBMITTING A BID AND, IF AWARDED THE CONTRACT, BEGINNING WORK ANY WORK THAT PROCEEDS OTHERWISE, IF INCORRECTLY PERFORMED, SHALL BE PERFORMED AT THE RISK OF THE CONTRACTOR, AND CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INCIDENTAL COSTS INCLUDING BUT NOT LIMITED TO DELAYS IN OVERALL SCHEDULE THAT MAY RESULT FROM SUCH ACTION.

3. PARTITIONS SHOWN ON DEMOLITION PLANS WITH A DASHED LINE SHALL BE REMOVED IN THEIR ENTIRETY. IF EXTENT OF REMOVAL IS UNCERTAIN, CONSULT WITH THE ARCHITECT PRIOR TO COMMENCING WORK. REMOVE PARTITIONS DOWN TO THE STRUCTURAL SUBFLOOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL PARTITIONS THAT ARE INDICATED TO BE REMOVED AND THOSE THAT ARE INFERRED THROUGH OTHER INFORMATION INDICATED WITHIN THE BID DOCUMENTS, AND REVIEW OF THE CURRENT FIELD CONDITIONS. THE DEMOLITION DRAWINGS ATTEMPT TO DOCUMENT ACCURATE CONDITIONS, BUT IT IS POSSIBLE THAT MINOR CONFLICTS EXIST BETWEEN ACTUAL CONDITIONS. ALL EXISTING CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO START OF WORK.

4. REFER TO ALL BID DOCUMENTS (MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, ETC.) FOR FULL INFORMATION RELATED TO PROJECT SCOPE, INCLUDING PARTIAL EXTENT OF REMOVALS OF EQUIPMENT AND SERVICES. REVIEW WITH NEW SCOPE DRAWINGS AND SPECIFICATIONS TO DETERMINE PROJECT INTENT AND FULL EXTENT OF DEMOLITION SCOPE.

5. WHEREVER WORK IS INDICATED TO BE REMOVED OR DISCARDED, IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DO SO LEGALLY. PROPER METHODS FOR THE HANDLING AND DISPOSAL OF ANY HAZARDOUS MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER.

6. REMOVE / CUT PORTIONS OF EXISTING WORK AS MAY BE REQUIRED INCLUDING SLABS, SUBSURFACE DUCTS, UTILITY RUNS, ETC. IN ORDER TO PROVIDE FOR ALL NEW WORK TO BE INSTALLED.

7. LEVEL SLABS ON BOTH SIDES OF THE DEMOLISHED PARTITIONS, AND FILL GAP LEFT BY THE PARTITION. SURFACES SHALL BE MADE LEVEL AND SMOOTH AS REQUIRED FOR INSTALLATION OF FLOORING. SURVEY SPOT ELEVATIONS AT EACH ROOM PRIOR TO DEMOLITION TO LOCATE AND ALL +/- VARIATIONS.

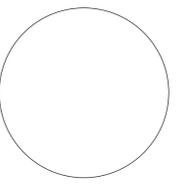
8. HAZARDOUS MATERIAL ABATEMENT IS BEING PERFORMED UNDER A SEPARATE CONTRACT WITH THE OWNER BY A HAZARDOUS MATERIALS ABATEMENT CONTRACTOR PRIOR TO COMMENCEMENT OF WORK UNDER THIS CONTRACT. REFER TO THE SPECIFICATIONS FOR PROCEDURES. REGARDING FINDING OF AND OR SUSPECTING THAT ADDITIONAL HAZARDOUS MATERIALS REMAIN OR EXIST.

DEMOLITION NOTES	
#	Description
01	DEMOLISH EXISTING FOUNDATION IN ITS ENTIRETY
02	REMOVE AND SALVAGE FOR REUSE EXISTING BROWNSTONE VENEER ON NEW FOUNDATION
03	REMOVE AND SALVAGE FOR REUSE EXISTING BROWNSTONE STOOP
04	DISCONNECT AND SALVAGE FOR REUSE EXISTING ELECTRICAL EQUIPMENT
05	DISCONNECT AND SALVAGE FOR REUSE EXISTING FIRE PROTECTION EQUIPMENT
06	DISCONNECT AND SALVAGE FOR REUSE EXISTING FIRE HVAC EQUIPMENT
07	DEMOLISH EXISTING BUILDING IN ITS ENTIRETY
08	REMOVE EXISTING GYPSUM BOARD. PATCH AND REPAIR EXISTING EXTERIOR SHEATHING. PREPARE TO RECEIVE NEW SIDING.
09	PREPARE EXISTING CONCEALED OPENNING TO RECEIVE NEW WINDOW.
10	REMOVE EXISTING CASING. PREPARE OPENNING TO RECEIVE NEW EXTERIOR DOOR.
11	REMOVE AND SALVAGE EXISTING WOOD SIDING. PATCH AND REPAIR EXISTING SHEATHING TO RECEIVE NEW 5/8" TYPE X GYPSUM BOARD AND AIR BARRIER. REINSTALL SALVAGED SIDING AND PREPARE TO RECEIVE NEW FINISH.
12	REMOVE, SALVAGE AND REINSTALL EXISTING WINDOW SURROUND. PREPARE TO RECEIVE NEW FINISH.
13	REMOVE EXISTING DOOR. PREPARE EXISTING OPENNING TO RECEIVE NEW WINDOW AND WINDOW SURROUND.
14	REMOVE, SALVAGE AND REUSE EXISTING STONE ON NEW FOUNDATION.
15	PATCH AND REPAIR EXISTING SIDING. PREPARE TO RECEIVE NEW PAINT.
16	PATCH AND REPAIR EXISTING ALL EXISTING EXTERIOR MILLWORK. PREPARE TO RECEIVE NEW PAINT. TYP.
17	SALVAGE EXISTING GUARDRAIL FOR REPLICATION

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DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- - - - EXISTING WALL TO BE DEMOLISHED
- ⌋ EXISTING DOOR TO BE REMOVED
- ⌋ EXISTING WINDOW TO BE REMOVED
- ▨ EXTENT OF AREAS FOR EXTENSIVE DEMOLITION

REVISIONS

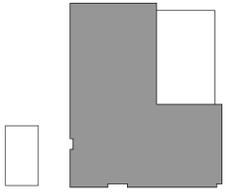
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ORANGE ST MIXED USE

275 ORANGE ST,
NEW HAVEN, CT
06510

PROJECT NUMBER
20180004

KEY PLAN



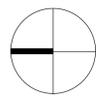
DEMOLITION OVERALL PLANS - PINTO HOUSE

DATE
1/31/2020

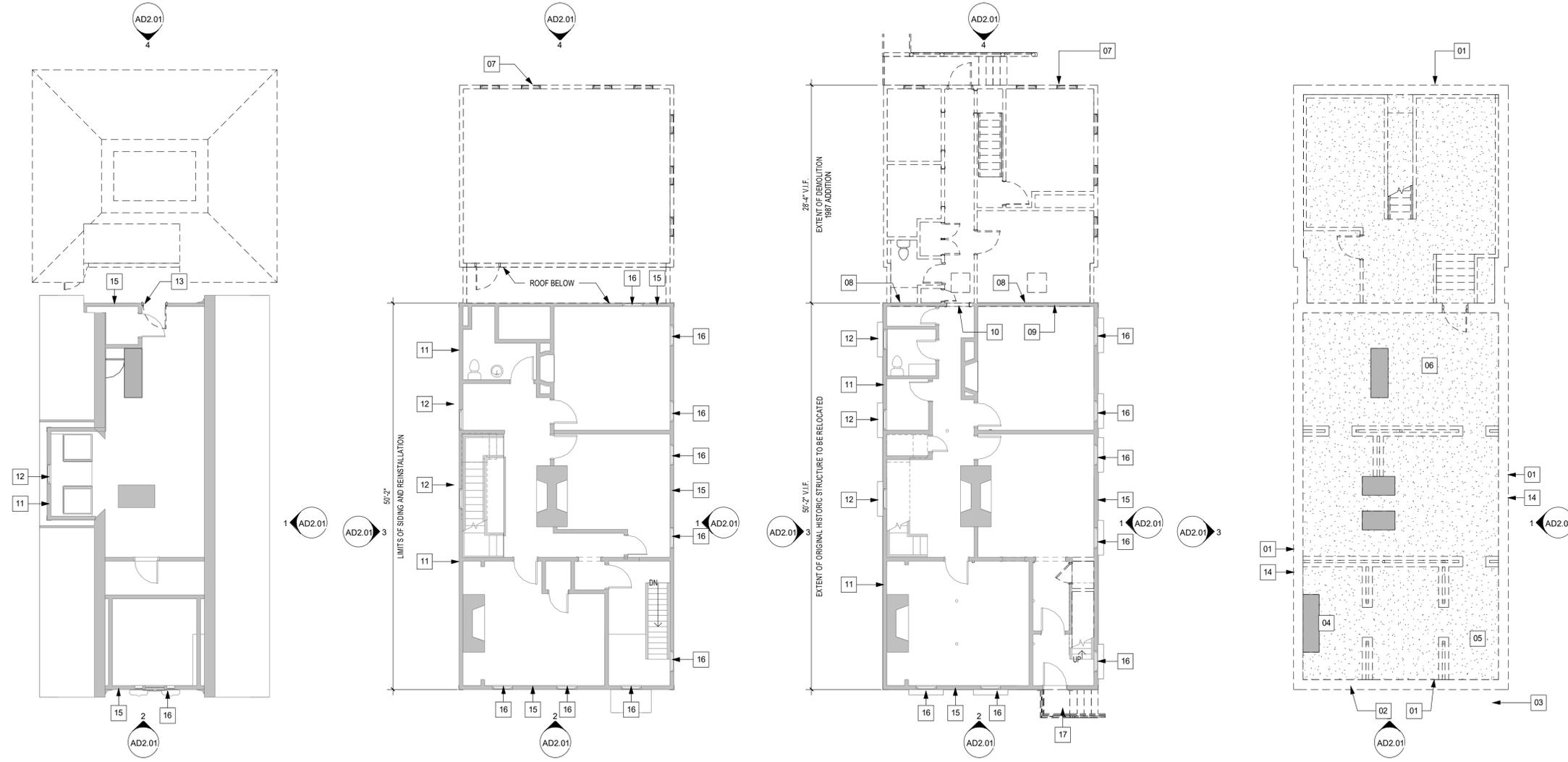
DRAWN BY
LLB

SCALE
1/8" = 1'-0"

SHPO SUBMISSION



ARCH
AD1.01



4 PINTO HOUSE DEMO PLAN - ATTIC
AD1.01 1/8" = 1'-0"

3 PINTO HOUSE DEMO PLAN - 2ND FLOOR
AD1.01 1/8" = 1'-0"

2 PINTO HOUSE DEMO PLAN - 1ST FLOOR
AD1.01 1/8" = 1'-0"

1 PINTO HOUSE DEMO PLAN - BASEMENT
AD1.01 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. PRIOR TO BIDDING, ALL CONTRACTORS SHALL REVIEW THE BID DOCUMENTS, AND EXISTING CONDITIONS FOR THE PROJECT. ALL CONTRACTORS SHALL REVIEW THE EXISTING CONDITIONS OF THE SITE AND BUILDING, AND THE BID DOCUMENTS SO AS TO ADEQUATELY UNDERSTAND THE SCOPE OF WORK, BOTH EXPLICITLY STATED AND IMPLIED. BY SUBMITTING A BID, THE CONTRACTOR REPRESENTS THAT THESE REQUIREMENTS HAVE BEEN FULFILLED, AND THAT THERE ARE NO QUALIFICATIONS TO THE BID.

2. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR, AND THE GENERAL CONTRACTOR, TO REPORT ALL CONFLICTS, DISCREPANCIES AND OMISSIONS CONTAINED IN THE BID DOCUMENTS AND OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO SUBMITTING A BID AND, IF AWARDED THE CONTRACT, BEGINNING WORK. ANY WORK THAT PROCEEDS OTHERWISE, IF INCORRECTLY PERFORMED, SHALL BE PERFORMED AT THE RISK OF THE CONTRACTOR, AND CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INCIDENTAL COSTS INCLUDING BUT NOT LIMITED TO DELAYS IN OVERALL SCHEDULE THAT MAY RESULT FROM SUCH ACTION.

3. PARTITIONS SHOWN ON DEMOLITION PLANS WITH A DASHED LINE SHALL BE REMOVED IN THEIR ENTIRETY. IF EXTENT OF REMOVAL IS UNCERTAIN, CONSULT WITH THE ARCHITECT PRIOR TO COMMENCING WORK. REMOVE PARTITIONS DOWN TO THE STRUCTURAL SUBFLOOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL PARTITIONS THAT ARE INDICATED TO BE REMOVED, AND THOSE THAT ARE INFERRED THROUGH OTHER INFORMATION INDICATED WITHIN THE BID DOCUMENTS, AND REVIEW OF THE CURRENT FIELD CONDITIONS. THE DEMOLITION DRAWINGS ATTEMPT TO DOCUMENT ACCURATE CONDITIONS, BUT IT IS POSSIBLE THAT MINOR CONFLICTS EXIST BETWEEN ACTUAL CONDITIONS. ALL EXISTING CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO START OF WORK.

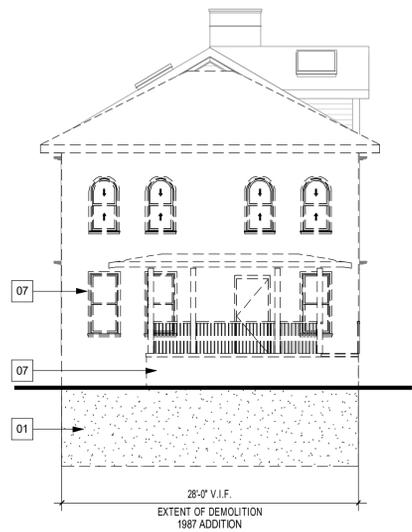
4. REFER TO ALL BID DOCUMENTS (MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, ETC.) FOR FULL INFORMATION RELATED TO PROJECT SCOPE, INCLUDING PARTIAL EXTENT OF REMOVALS OF EQUIPMENT AND SERVICES. REVIEW WITH NEW SCOPE DRAWINGS AND SPECIFICATIONS TO DETERMINE PROJECT INTENT AND FULL EXTENT OF DEMOLITION SCOPE.

5. WHEREVER WORK IS INDICATED TO BE REMOVED OR DISCARDED, IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DO SO LEGALLY. PROPER METHODS FOR THE HANDLING AND DISPOSAL OF ANY HAZARDOUS MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER.

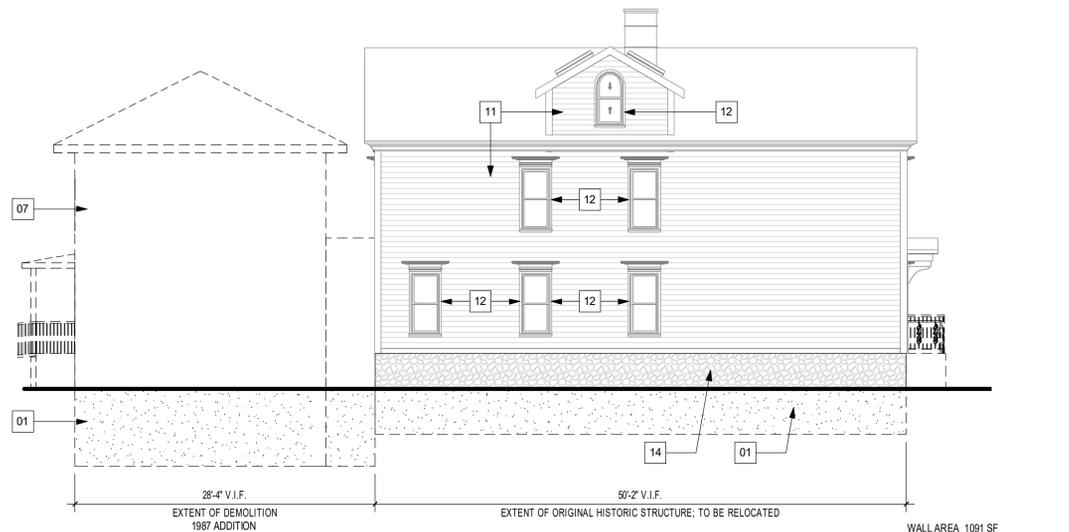
6. REMOVE / CUT PORTIONS OF EXISTING WORK AS MAY BE REQUIRED INCLUDING SLABS, SUBSURFACE DUCTS, UTILITY RUNS, ETC. IN ORDER TO PROVIDE FOR ALL NEW WORK TO BE INSTALLED.

7. LEVEL SLABS ON BOTH SIDES OF THE DEMOLISHED PARTITIONS, AND FILL GAP LEFT BY THE PARTITION. SURFACES SHALL BE MADE LEVEL AND SMOOTH AS REQUIRED FOR INSTALLATION OF FLOORING. SURVEY SPOT ELEVATIONS AT EACH ROOM PRIOR TO DEMOLITION TO LOCATE AND ALL +/- VARIATIONS.

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4 PINTO HOUSE - DEMO ELEV EAST
AD2.01 1/8" = 1'-0"



3 PINTO HOUSE - DEMO ELEV NORTH
AD2.01 1/8" = 1'-0"



2 PINTO HOUSE - DEMO ELEV WEST
AD2.01 1/8" = 1'-0"



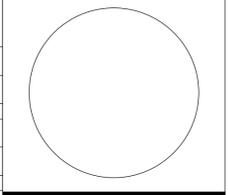
1 PINTO HOUSE - DEMO ELEV SOUTH
AD2.01 1/8" = 1'-0"

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DEMOLITION LEGEND

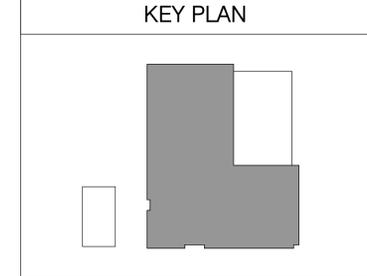
- EXISTING WALL TO REMAIN
- - - - EXISTING WALL TO BE DEMOLISHED
- ⌋ EXISTING DOOR TO BE REMOVED
- ⌋ EXISTING WINDOW TO BE REMOVED
- ▨ EXTENT OF AREAS FOR EXTENSIVE DEMOLITION

REVISIONS

NO	DATE	DESCRIPTION

275 ORANGE ST,
NEW HAVEN, CT
06510

PROJECT NUMBER
20180004



DEMOLITION ELEVATIONS - PINTO HOUSE

DATE
1/31/2020

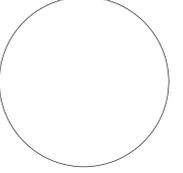
DRAWN BY
LLB

SCALE
1/8" = 1'-0"

SHPO SUBMISSION

ARCH

AD2.01



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ORANGE ST MIXED USE

275 ORANGE ST,
NEW HAVEN, CT
06510

PROJECT NUMBER
20180004

FLOOR PLANS - PINTO HOUSE

DATE
1/31/2020

DRAWN BY
VG

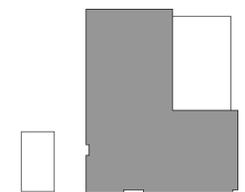
SCALE
1/8" = 1'-0"

ARCH

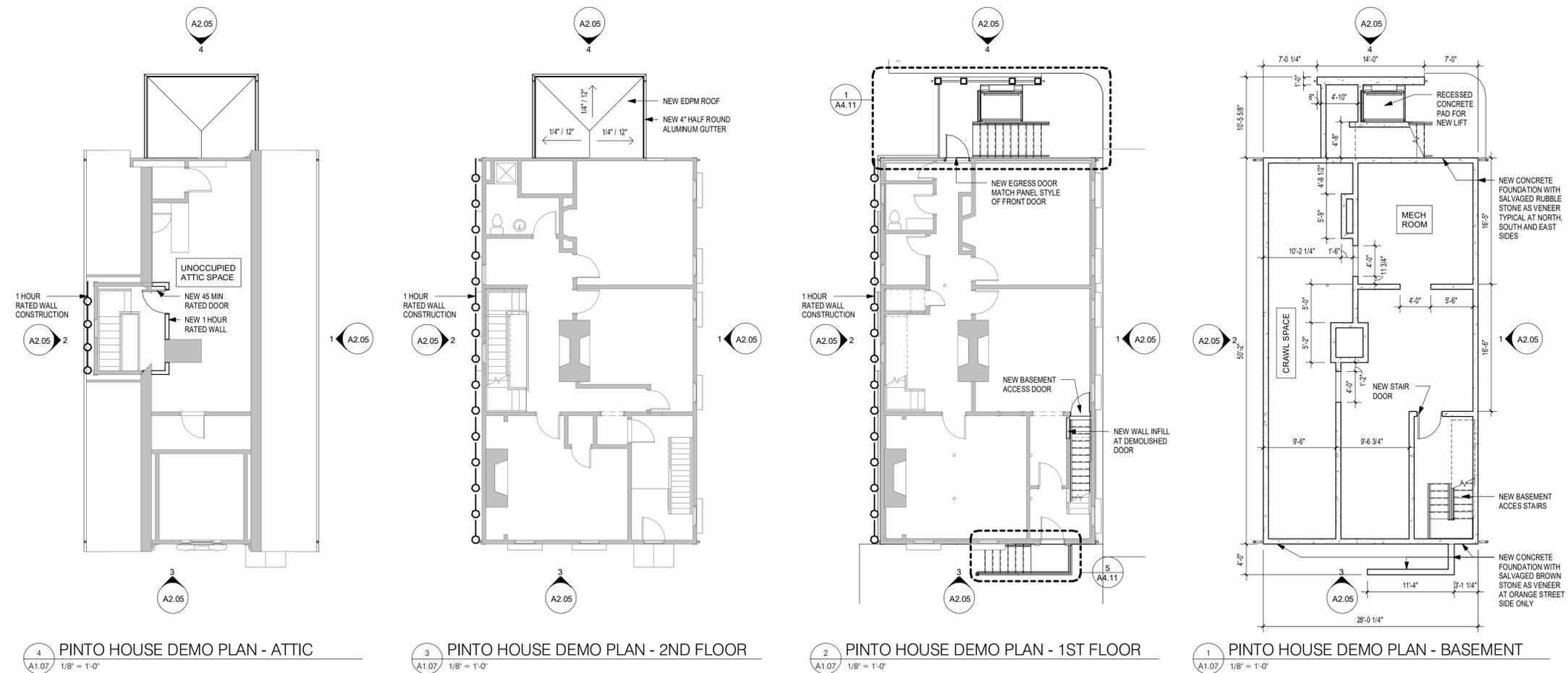
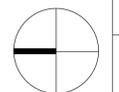
A1.07

REVISIONS		
NO	DATE	DESCRIPTION

KEY PLAN



SHPO SUBMISSION



4 PINTO HOUSE DEMO PLAN - ATTIC
A1.07 1/8" = 1'-0"

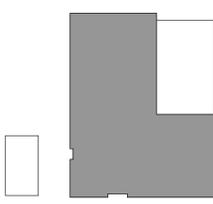
3 PINTO HOUSE DEMO PLAN - 2ND FLOOR
A1.07 1/8" = 1'-0"

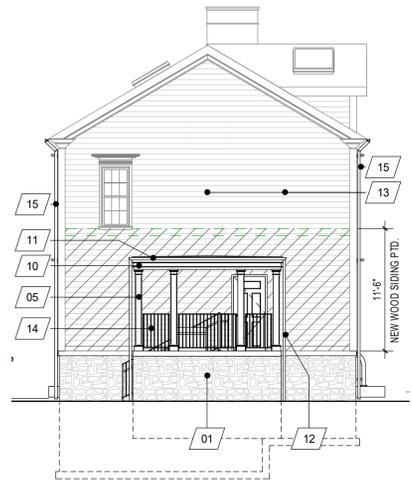
2 PINTO HOUSE DEMO PLAN - 1ST FLOOR
A1.07 1/8" = 1'-0"

1 PINTO HOUSE DEMO PLAN - BASEMENT
A1.07 1/8" = 1'-0"

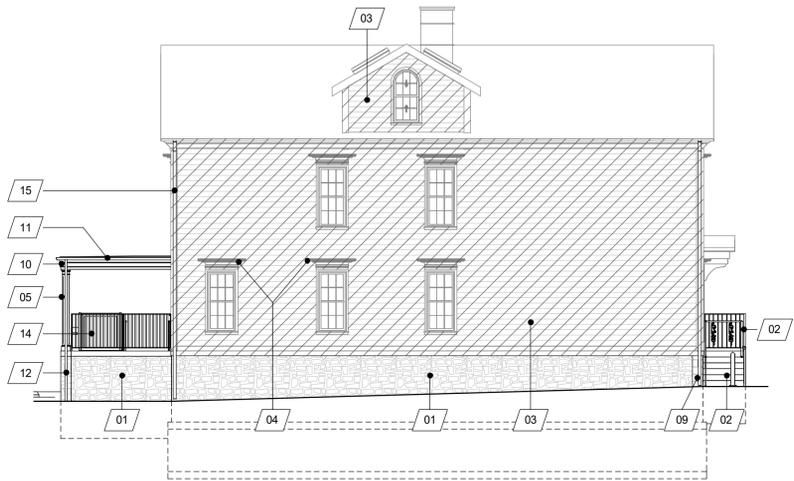
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ELEVATION NOTES - PINTO HOUSE	
NO.	DESCRIPTION
01	NEW FOUNDATION - REUSE SALVAGED RUBBLE STONE AS VENEER
02	NEW STOOP - REUSE SALVAGED BROWNSTONE STEPS
03	REINSTALL SALVAGED WOOD SIDING OVER NEW LAYER OF TYPE "X" GWB SHEATHING, STRIP, REPAINT ON NORTH SIDE ONLY (SHOWN SHADED)
04	REINSTALL SALVAGED DECORATIVE WINDOW HEADERS TYPICAL AT NORTH SIDE ONLY AFTER INSTALLING NEW LAYER OF TYPE "X" GWB
05	NEW WOOD ORNAMENTED COLUMNS PAINTED
06	NEW UNENCLOSED VERTICAL PLATFORM LIFT
07	NEW CONCRETE STEPS
08	NEW WROUGHT IRON GUARDRAIL PAINTED - MATCH EXISTING GUARDRAIL ORNAMENTAL BALUSTER DESIGN
09	NEW FOUNDATION - REUSE SALVAGED BROWNSTONE AS VENEER ON WEST STREET SIDE ONLY
10	NEW WOOD FASCIA PAINTED
11	NEW 4" HALF ROUND ALUMINUM GUTTER
12	NEW 2 1/2" ALUMINUM RAIN LEADER
13	NEW WINDOWS - MATCH EXISTING TYPE, SIZE, CONSTRUCTION
14	NEW GUARDRAIL PAINTED (SEE DTL. 4/A4.21)
15	NEW 3" ALUMINUM RAIN LEADER

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<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO	DATE	DESCRIPTION																														
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<p>PROJECT NUMBER 20180004</p>																																		
<p>KEY PLAN</p> 																																		
<p>EXTERIOR ELEVATIONS PINTO HOUSE</p>																																		
<p>DATE 1/31/2020</p>																																		
<p>DRAWN BY VG</p>																																		
<p>SCALE 1/8" = 1'-0"</p>																																		
<p>ARCH A2.05</p>																																		
<p>SHPO SUBMISSION </p>																																		



4 PINTO HOUSE - ELEVATION EAST
A2.05 1/8" = 1'-0"



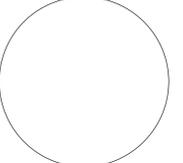
2 PINTO HOUSE - ELEVATION NORTH
A2.05 1/8" = 1'-0"



3 PINTO HOUSE - ELEVATION WEST
A2.05 1/8" = 1'-0"



1 PINTO HOUSE - ELEVATION SOUTH
A2.05 1/8" = 1'-0"



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ORANGE ST MIXED USE

275 ORANGE ST,
NEW HAVEN, CT
06510

PROJECT NUMBER
20180004

STEPS, LIFT PLANS & SECTIONS

DATE
1/31/2020

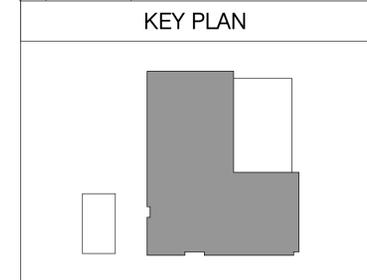
DRAWN BY
VG

SCALE
1/4" = 1'-0"

ARCH

A4.11

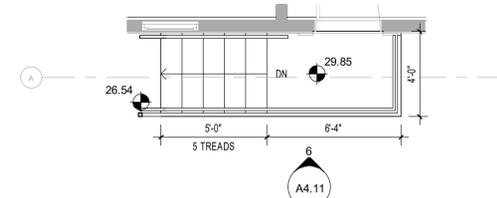
REVISIONS		
NO	DATE	DESCRIPTION



SHPO SUBMISSION



6 PINTO HOUSE FRONT STOOP ELEVATION
A4.11 1/4" = 1'-0"

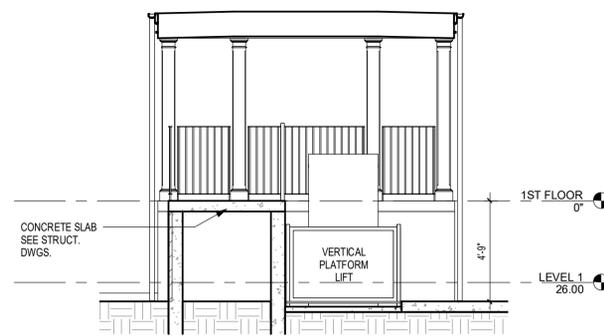


5 PINTO HOUSE FRONT STOOP PLAN
A4.11 1/4" = 1'-0"



EXISTING DECORATIVE
GUARDRAIL SPINDLE
REPLICATE AT NEW
GUARDRAIL

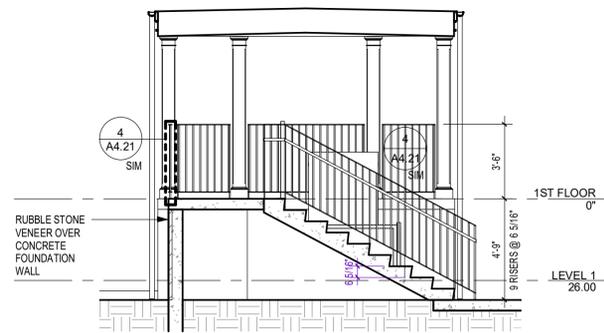
7 EXISTING RAILING AT FRONT STOOP
A4.11 1/4" = 1'-0"



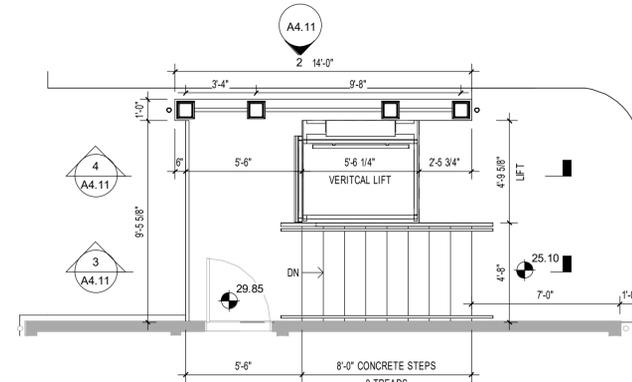
4 PINTO HOUSE LIFT SECTION
A4.11 1/4" = 1'-0"



2 PINTO HOUSE LIFT AND STEPS ELEVATION SOUTH
A4.11 1/4" = 1'-0"



3 PINTO HOUSE REAR STEPS SECTION
A4.11 1/4" = 1'-0"



1 PINTO HOUSE LIFT AND STEPS PLAN
A4.11 1/4" = 1'-0"

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 15 1985

date entered SEP 12 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic William Pinto House

and or common WILLIAM PINTO-ELI WHITNEY HOUSE

2. Location

street & number 275 Orange Street N/A not for publication

city, town New Haven N/A vicinity of

state Connecticut code 09 county New Haven code 009

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Alan E. Silver

street & number 275 Orange Street

city, town New Haven N/A vicinity of state Connecticut

5. Location of Legal Description

courthouse, registry of deeds, etc. Town/City Clerk's Office, Kennedy Mitchell Hall of Records

street & number 200 Orange St.

city, town New Haven state Connecticut

6. Representation in Existing Surveys

(See continuation sheet for other entries)

title State Register of Historic Places has this property been determined eligible? yes no

date 1975 federal state county local

depository for survey records Connecticut Historical Commission

city, town Hartford state Connecticut

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Built in 1810/11, the Pinto-Whitney House is a 2½-story Federal-style post-and-beam frame house with a gable-to-street roof, cut-stone foundation and 3-bay-wide, side-hall facade-entry plan. The original portion of the building features a rectangular overall plan (28.02 feet wide by 50.4 feet deep). The building stands close to the eastern line of Orange Street on a narrow, level, rectangular site which is located a block and one-half northeast of the New Haven Green. Throughout the first half of the nineteenth century, the area immediately surrounding the Pinto-Whitney House formed one of the city's principal upper-income residential neighborhoods. Although a few other houses built in the area prior to the mid-nineteenth century remain nearby to the north on Orange Street and to the southwest along Elm Street, the area is currently dominated by large post-1860 commercial structures and open parking lots.¹

The original exterior features of the house are generally intact and well-preserved. These features include above-grade foundation walls of dark-gray stone rubble faced with brown-stone ashlar on the front (western) elevation, clapboard siding, delicately scaled architrave cornices above all but one of the shuttered first- and second-story double-hung window openings, and three chimney stacks, two of which rise above the central and rear portions of the roof ridge and one which rises above the roof near the structure's northwestern corner. Two of the more notable exterior features are the original Palladian window in the facade gable and the fanlight transom over the front doorway, which retains original trim moldings (photographs 1, 2, 3 and 4). The pilasters flanking the front doorway, and the uppermost portions of the extant door hood, which features a broken entablature and open-base pediment elaborated by denticulated moldings, are also original. The consoles which currently support this fixture probably replaced original columns in the latter years of the nineteenth century. The stairs from the street level to the porch stoop also appear to have been moved from the front to the south side of the stoop to accommodate the widening of Orange Street during this era. The filigreed-iron balustrade found on this porch also appears to have been added in the late nineteenth century (photographs 1, 3 and 4).²

Notable exterior modifications in the twentieth century include the replacement of the two original double-hung window openings on the first story of the facade with the extant, cantilevered projecting single-story window bay in 1929 and the addition of a single-story concrete-block wing and multi-story metal fire escape to the rear elevation in 1953. While intrusive from an architectural standpoint, the 1929 front window bay does provide a tangible record vis-a-vis the structure's initial conversion for mixed commercial-residential use. The intrusive character of the masonry rear wing and fire escape system are minimized by their location, and in the case of the masonry wing, by a plain, low-profile design.

Like the exterior, the interior of the Pinto-Whitney House retains the bulk of its original fabric in a well-preserved state. The most notable of these features are the fireplace mantelpieces found in most of the rooms on the first and second stories (photographs 6, 7, 8, 9, 11, 12, 13 and 14). The fireplace mantels in the northwesternmost first- and second-story front rooms are flanked by original furniture niches framed by molded pilasters rising into simply detailed capitals at the bases of elliptical-arch moldings. These niches are currently in-filled with twentieth century bookshelves and storage cabinets (photographs 6 and 11). Other surviving original trim features include a number of panelled Federal-style doors, doorway and baseboard moldings and beaded-plank panelling along the walls of the rear and cellar stairwells, as well as the front staircase, which features raised moldings embellishing the northern stringer and a simply though gracefully detailed

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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William Pinto-Eli Whitney House, 275 Orange Street, New Haven, CT

Continuation sheet

Item number 6

Page 1

Representation in Existing Surveys (cont.)

Title: "The William Pinto (Eli Whitney) House." Historic American Buildings Survey, No. CONN-277.

Date: 1964

Depository: Library of Congress, Washington, D.C.

Type of Survey: Federal

Title: New Haven Historic Resources Inventory, Phase I: Central New Haven.

Date: 1982

Depository: Connecticut Historical Commission, Hartford, CT.

Type of Survey: Local

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

William Pinto-Eli Whitney House, 275 Orange Street, New Haven, CT

Continuation sheet

Item number 7

Page 1

Description (cont.)

balustrade (photographs 5, 10, 15 and 18). Significant historic fabric found in the basement level of the structure includes brick floor pavers, whitewashed cut-stone rubble foundation walls, large paired cut-stone piers infilled with later brick supporting massive, hewn-timber lintels upon which the upper stories of the chimney stacks rest, and a number of wooden beams and posts which appear to be reused timbers salvaged from earlier structures. These reused structural members include a post featuring a large lower half with chamfered edges and a large tenon cut and a narrower octagonally-shaped upper section, features which strongly suggest that it may have originally formed a gallery post for a meetinghouse or similarly scaled structure (photographs 16, 17 and 18).

The building's attic floor level, which was originally utilized as an unfinished storage area featuring exposed roof framing members, had finish-wall and ceiling surfaces installed when this area was converted for use as a residential apartment in the 1960s.

While the house has been altered on all floors, the basic original floor plans of the first and second story remain substantially intact. The first story features a 2-room-wide, 3-room-deep arrangement. The second floor plan essentially mimics this same arrangement. A scaled drawing of the building's first-floor plan delineated in 1964 under the National Park Service's Historic American Buildings Survey program is provided among the following pages as a visual and descriptive reference. Alterations made to the first floor plan since 1964 are noted. The existing second-floor plan continues to mimic the basic layout of the first floor, with the exception of modifications made in the front of the second-story front stairhall to provide stairway access to the extant attic story apartment.

End Notes

1. These houses include two structures on Elm Street currently listed on the National Register: the John Cook House (35 Elm Street), the Caroline Nicoll House (27 Elm Street).
2. Elizabeth Mills Brown. New Haven: A Guide to Architecture and Urban Design (New Haven: Yale University Press, 1976), pg. 115.

8. Significance

Period	Areas of Significance—Check and justify below			
..... prehistoric	..... archeology-prehistoric	..... community planning	..... landscape architecture	..... religion
..... 1400-1499	..... archeology-historic	..... conservation	..... law	..... science
..... 1500-1599	..... agriculture	..... economics	..... literature	..... sculpture
..... 1600-1699	X architecture	..... education	..... military	..... social/
..... 1700-1799	..... art	..... engineering	..... music	..... humanitarian
X 1800-1899	..... commerce	..... exploration/settlement	..... philosophy	..... theater
..... 1900-	..... communications	..... industry	..... politics/government	..... transportation
		X invention		..... other (specify)

Criteria B, C

Specific dates Built: 1810/11 **Builder/Architect** See continuation Sheet 8:2, end note 10.

Statement of Significance (in one paragraph)

The Pinto-Whitney House is significant for its association with two prominent figures in New Haven's late eighteenth/early nineteenth-century history: William Pinto and Eli Whitney. (Criterion B) The building is also significant as one of the earliest known and best-preserved extant examples of the locally rare, gable-to-street form of early nineteenth-century Federal-style residential frame architecture. (Criterion C)

Historical Summary

New Haven land records indicate that the Pinto-Whitney House was actually constructed in late 1810 and early 1811 for John Cook. Cook, a prominent New Haven "merchant tailor" of the period, had the house built on the northwestern corner of the one-acre homelot on the northeastern corner of Elm and Orange Streets which he had purchased from the heirs of former New Haven mayor Samuel Bishop as two separate tracts in 1805 and 1806. In October 1812, Cook sold the house along with the lot on which it now stands to William Pinto.¹

William Pinto (1760-1847) was a descendant of one of the earliest and most prestigious Jewish families to settle in Connecticut during the eighteenth century. He was the second son of Jacob Pinto, a Sephardic Jew who along with his wife Thankful moved to New Haven from Stratford, Connecticut in 1755. According to a letter written by former Yale president Ezra Stiles, the Pintos were the only family of Jewish descent to have lived in New Haven prior to 1772.²

William Pinto and his brothers Abraham and Solomon were the first children of Jewish extraction born in New Haven, as well as the first students of Jewish extraction admitted to Yale University. Upon his graduation from Yale in 1777, William received awards for his transcriptions of the Declaration of Independence from Yale's President Daggett and Connecticut's Governor Trumbull. William became an active participant in the remaining years of the war against Britain. His exploits included service as a member of the local militia assigned to repel the British invasion of New Haven in 1779; two years later, he carried the news of another British invasion led by former New Haven resident Benedict Arnold to the state's governor at Lebanon, Connecticut. Following the war, Pinto established himself locally as a merchant; by the early years of the nineteenth century, he had emerged as one of the city's most successful and prominent businessmen engaged in the West Indies trade.³

William Pinto appears to have lived in the house which today bears his name for several years following his purchase of the property in 1812. In 1819, he mortgaged the house and lot to Eli Whitney (1765-1825), presumably to help finance the construction of a new dwelling in the city for himself and his recent bride, Laura Packard of New York City.⁴

Eli Whitney appears to have contracted with Pinto to rent the latter's small Orange Street house sometime between 1819, when he granted this mortgage, and 1822 when, writing from New Haven to Josiah Stebbins, he noted that he was living with his family "in a small hired house."⁵ Other secondary and primary sources, such as probate records associated with Whitney's estate, confirm that this "small hired house" was the same which Pinto had mortgaged to Whitney in 1819.⁶

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acree of nominated property 0.169

Quadrangle name New Haven

Quadrangle scale 1:24000

UTM References

A

1	8	6	7	3	9	2	0	4	5	7	4	8	2	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

Edited by John Herzan, National Register Coordinator

name/title Eldon Scott/Research Asst. and J. Paul Loether/Director, Technical Services

organization New Haven Preservation Trust

date February 19, 1985

street & number P. O. Box 1671

telephone (203) 562-5919

city or town New Haven,

state Connecticut 06507

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Director: Connecticut Historical Commission

date August 12, 1985

For NPS use only

I hereby certify that this property is included in the National Register


Keeper of the National Register

Entered in the
National Register

date 9/12/85

Attest:

date

Chief of Registration

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**National Register of Historic Places
Inventory—Nomination Form**

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William Pinto-Eli Whitney House, 275 Orange Street, New Haven, CT
Continuation sheet

Item number 8

Page 1

Significance (cont.)

After September 1822, Whitney began to suffer noticeably from ill-health brought on by the disease which eventually claimed his life in January 1825. Often confined to bed during his final years, he soon turned the day-to-day supervision of the operations at his armory along Whitney Avenue nearby to the north to his nephew Eli Whitney Blake. However, Whitney's penchant for design and invention continued to remain strong during his final years. Perhaps as a result of his forced confinement, much of the work he produced during this period was associated with aspects of domestic life, such as planning the construction of a new family residence on the opposite side of Orange Street, and the design which he produced for a bureau in which all drawers could be locked by a single fixture mounted in the top drawer, beyond the reach of children...such as his young son, Eli, Jr.⁷

Following Whitney's death, his estate continued to rent Pinto's property until Whitney's widow Henrietta and their children moved into the newly completed house across the street (no longer extant) in 1828. Pinto finally satisfied his mortgage with the Whitney estate in 1832 and, just prior to moving to New York City, sold the house and lot to Jacob Scoville in 1834.⁸

Architectural Summary

The Pinto-Whitney House is one of less than two dozen small early 19th-century gable-to-street Federal-style frame houses still standing within the City of New Haven. It is also one of only four known houses of its type still surviving in the city's 140 acre core-downtown area. Of the houses forming this latter group, which includes the Leverett Griswold House at 459 College Street, Mory's at 306 York Street, and the Christ Church Rectory at 80 Broadway, only the Griswold House compares more favorably in terms of integrity of original exterior features.⁹ However, despite the incorporation of a projecting first-story window bay in 1929, modifications made to its original front porch in conjunction with the widening of Orange Street in the late nineteenth century, and the addition of a single-story masonry rear wing in 1953, the bulk of the historic exterior features and fabric of the Pinto-Whitney house remain remarkably intact. The well-crafted Palladian window found in its front gable remains one of the best surviving examples of this fenestration form within the confines of the City as a whole. Most major original interior features, such as mantelpieces, trim moldings and doors, as well as the basic floor plans of the original portion of the structure also survive remarkably intact, providing an important record of the kind of detailing and craftsmanship originally found even in somewhat modestly scaled early nineteenth-century Federal-style urban houses.¹⁰

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

William Pinto-Eli Whitney House, 275 Orange Street, New Haven, CT

Continuation sheet

Item number 8

Page 2

Significance (cont.)

End Notes

1. See New Haven Land Records: Vol. 54, pg. 260; Vol. 56, pg. 192; Vol. 59, pg. 472; Vol. 81, pg. 434.
2. Jews in New Haven (New Haven: Jewish Historical Society of New Haven, 1981), pg. 15.
3. Franklin Dexter, Yale Biographies and Annals: 1764-1777 (New York, Henry Holt and Co., 1907).
4. See New Haven Land Records: Vol. 68, pg. 59 and Dexter, Yale Biographies and Annals: 1764-1777. On file at New Haven Colony Historical Society, 114 Whitney Avenue, New Haven, CT.
5. See "Eli Whitney Papers," MS #554, Box 5, Folder 89 (letter from Eli Whitney to Josiah Stebbins dated January 2, 1822). On file at New Haven Colony Historical Society, 114 Whitney Avenue, New Haven, CT.
6. See "Eli Whitney Papers," MS #554, Box 9, Folder 166 (entries dated October 31, 1825 and November 3, 1825); MS #554, box 13, Folder 18 (1914 entry by John Douglass recounting discussion with George Basset in 1884 vis-a-vis Whitney having lived in house at 275 Orange Street, New Haven, CT). See also Constance Green, Eli Whitney and the Birth of American Technology (Boston: Little, Brown and Co., 1956), pg. 185 and New Haven Probate Records: Vol. 55, pg. 148; Vol. 38, pp. 138-39.
7. See New Haven Probate Records: Vol. 35, pg. 182 and Jeanette Mirsky and Allan Nevins, The World of Eli Whitney (Boston: The Macmillan Co., 1952), pp. 292, 295.
8. See New Haven Land Records: Vol. 81, pg. 133; Vol. 102, pg. 35.
9. For descriptions and photographs of the Leverett Griswold House, Mory's and Christ Church Rectory, see New Haven Historic Resources Inventory, Phase I: Central New Haven (New Haven: The New Haven Preservation Trust, 1982), Inventory Items 178, 1114 and 48.
10. Tradition holds that the Pinto-Whitney house was designed by early nineteenth-century builder/architect David Hoadley. Unfortunately, intensive research on the historical and architectural background of the structure conducted over a period of almost a year failed to effectively prove or refute this attribution. Following a site review of the structure on December 12, 1984, architectural historian and Yale University professor Abbott Lowell Cummings suggested that the Pinto-Whitney house may have been designed by an unknown disciple of Peter Banner, rather than by Hoadley. New Haven's noted local architectural historian, Elizabeth Mills Brown, also contends that the building is probably not the work of Hoadley. Given the lack of primary source documentation, and the fact that the traditional attribution of the structure's design to Hoadley remains highly questionable from the standpoint of available physical evidence, attributing the design and/or construction of the Pinto-Whitney house within the present text was considered to be inappropriate.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

William Pinto-Eli Whitney House, 275 Orange Street, New Haven, CT

Continuation sheet

Item number

8

Page

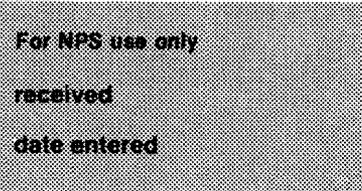
3

Significance (cont.)

End Notes (cont.)

University professor Abbott Lowell Cummings, who is currently involved in extensive research concerning the work and influence of the late eighteenth/early nineteenth-century architect Peter Banner, suggested that the Pinto-Whitney may have been designed by an unknown disciple of Banner, rather than by Hoadley. Given the lack of primary source documentation, and the fact that the traditional attribution of the structure's design to Hoadley remains highly questionable from the standpoint of available physical evidence, attributing the design and/or construction of the Pinto-Whitney House within the present text was considered to be inappropriate.

**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Inventory—Nomination Form**

William Pinto-Eli Whitney House, 275 Orange Street, New Haven, CT

Continuation sheet

Item number

9

Page

1

Major Bibliographical References (cont.)

Primary Sources

- New Haven Assessors Records. On file at New Haven Assessors Office, 200 Orange Street New Haven, CT.
- New Haven Building Department Records. On file at New Haven Building Department Office, 200 Orange Street, New Haven, CT.
- New Haven Land Records. On file at New Haven Town/City Clerk's Office, 200 Orange Street, New Haven, CT.
- New Haven Probate Records. On file at New haven Probate Court Office, 157 Church Street, New Haven, CT.
- New Haven Tax Records for William Pinto, 1823. On file at New Haven Colony Historical Society, 114 Whitney Avenue, New Haven, CT.
- "Eli Whitney Papers ." MS#554. On file at New Haven Colony Historical Society, 114 Whitney Avenue, New Haven, CT.

Secondary Sources

- Atwater, Edward, ed. A History oc the City of New Haven to the Present Time. New York: W.W. Munsell and Co., 1887.
- Brown, Elizabeth Mills. New Haven: A Guide to Architecture and Urban Design. New Haven: Yale University Press, 1976
- Dana, Arnold, G. "New Haven Old and New." MS. (Collection of photographs, newspaper clippings and other writings pertaining to New Haven's history and architecture). On file at New Haven Colony Historical Society, 114 Whitney Avenue, New Haven,CT.
- Dexter, Franklin. Yale Biographies and Annals. New York: Henry Holt and Co., 1907.
- Green, Constance. Eli Whitney and the Birth of American Technology. Boston: Little, Brown and Co., 1956.
- Jews in New Haven, Vols. I, II, III. New Haven: Jewish Historical Society of New Haven, 1979-81.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

William Pinto-Eli Whitney House, 275 Orange Street, New Haven, CT

Continuation sheet

Item number

9

Page 2

Major Bibliographical References (cont.)

Secondary Sources (cont.)

Mirsky, Jeanette and Allan Nevins. The World of Eli Whitney. New York: The Macmillon Co., 1952.

New Haven Historic Resources Inventory, Phase I: Central New Haven. New Haven: The New Haven Preservation Trust, 1982.

Maps and Atlases

"Plan of the City of New Haven." Anonymous, 1802.

Doolittle, Amos. "Plan of New Haven." New Haven: A. Doolittle, engraver.

Doolittle, Amos. "Plan of New Haven." New Haven: A. Doolittle, engraver.

Doolittle, Amos. "Plan of New Haven." New Haven: A. Doolittle, engraver.

Hartley and Whiteford. Map of the City of New Haven from Actual Surveys. etc. Philadelphia: Collins and Clark, 1851.

Miscellaneous

Cummings, Abbott Lowell. Site review and interview, December 12, 1984.

New Haven City Directories, 1840-1900.

"William Pinto (Eli Whitney) House." Historic American Buildings Survey. HABS No. CONN-277. Descriptive Review and Drawings of William Pinto House, 275 Orange Street, New Haven, CT (11 pages). On file at Library of Congress, Washington, D.C.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
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William Pinto-Eli Whitney, 275 Orange Street, New Haven, CT

Continuation sheet

Item number 10

Page 1

Geographical Data (cont.)

Verbal Boundary Description

West: by Orange Street, 46.9 feet, more or less.

North: by land now or formerly of George Bassett et. al., 162.3 feet more or less.

East: in part by land now or formerly of said Bassett and in part by land now or formerly of the heirs of Charles Nicoll, in all 43.85 feet more or less.

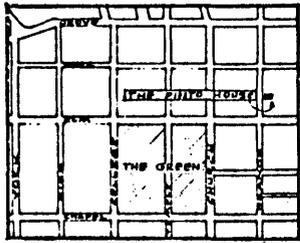
South: by land now or formerly of Clarence L. Beardsley, 162.3 more or less.

Verbal Boundary Justification

The above boundaries were drawn from the deed for the property granted to the present owner Alan E. Silver on May 2, 1975. (New Haven Land Records: Vol. 2529, pg. 55) These boundaries are the same as the boundaries for the property established by John Cook in the deed for the property which he gave William Pinto on October 10, 1812. (New Haven Land Records: Vo. 81, pg. 434)

186

THE WILLIAM PINTO (ELI WHITNEY) HOUSE



MAP OF CENTRAL NEW HAVEN (FROM
NEW HAVEN PRESERVATION TRUST)
NO SCALE



THE WILLIAM PINTO HOUSE IS KNOWN AS THE HOME OF ELI WHITNEY AT HIS DEATH IN 1825. IT IS ATTRIBUTED TO DAVID HOADLEY, AND MAY BE DATED AS EARLY AS 1805. MOST OF THE EXTERIOR AND MANY OF THE INTERIOR DETAILS REMAIN INTACT.

RECORDED BY THE UNITED STATES NATIONAL PARK SERVICE

THIS PROJECT WAS FINANCED FROM FUNDS OF THE "MISSION 66" PROGRAM OF THE NATIONAL PARK SERVICE - MEASURED AND DRAWN IN AUGUST, 1964, UNDER THE DIRECTION OF JAMES C. MASSEY, SUPERVISING ARCHITECT, H.A.D.S., AND WOODROW W. WILKINS (UNIV. OF KENTUCKY), PROJECT SUPERVISOR, BY STUDENT ASSISTANT ARCHITECTS ANNETTE H. M. GOTTSCHALK (CARNEGIE INST. OF TECH.), WILLIAM P. HERSEY (YALE UNIV.), AND CHARLES R. TICHY (IOWA STATE UNIV.), AT THE NEW HAVEN, CONNECTICUT, FIELD OFFICE.

DRAWN BY: W. P. HERSEY 1964

NEW HAVEN PROJECT-1964
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
THE WILLIAM PINTO (ELI WHITNEY) HOUSE
275 ORANGE STREET NEW HAVEN CONNECTICUT

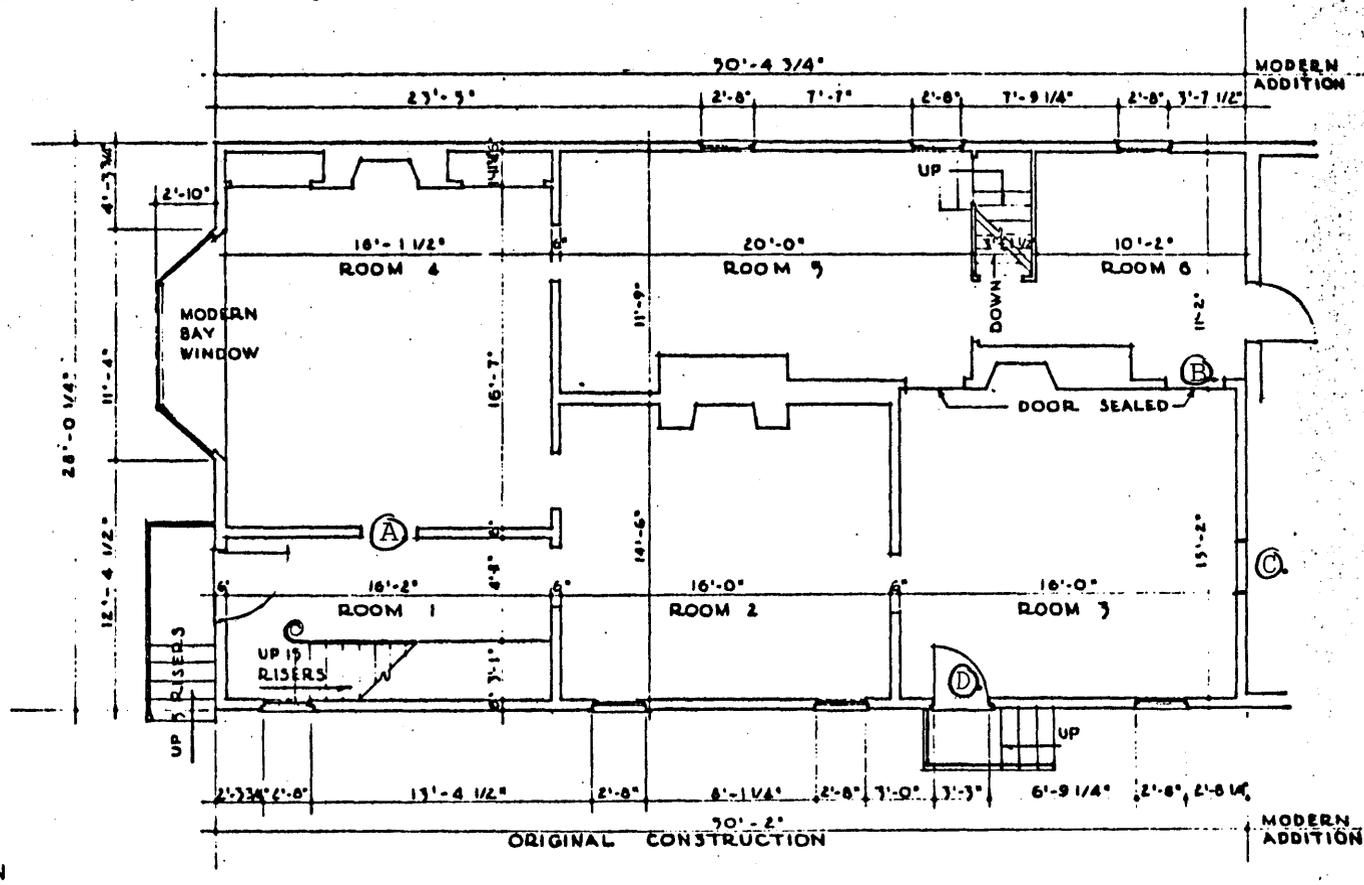
SURVEY NO.
CONN.
277

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 1 OF 4 SHEETS

UNIVERSITY OF CONNECTICUT
CORNELL
S. NEWHA
29.

Changes in 1st floor plan
as of 1/1/85:

- (A) Sealed
- (B) Re-opened
- (C) New Doorway opening
- (D) Doorway sealed, porch stoop removed



FIRST FLOOR PLAN

GRAPHIC SCALE
SCALE 1/4" = 1'-0"
1' 0" 2' 4' 6' 8' 10'

DRAWN BY: A. GOTTSCHALK, C. TICHY
NEW HAVEN PROJECT 1964
UNDER DIRECTION OF THE NATIONAL PARK SERVICE.

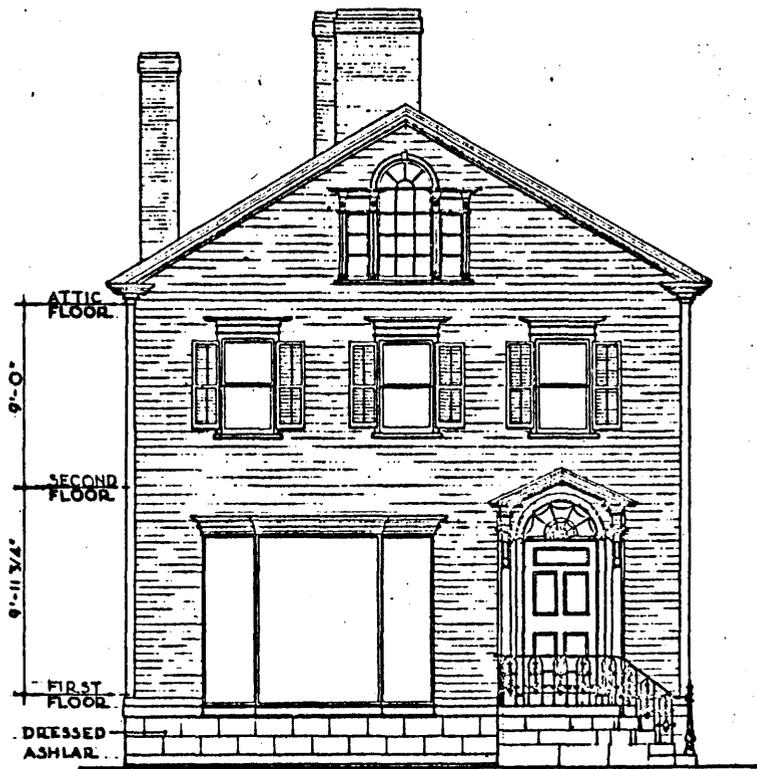
WILLIAM PINTO (ELI WHITNEY) HOUSE
375 ORANGE STREET, NEW HAVEN, CONNECTICUT

SURVEY NO.
CONN.
277

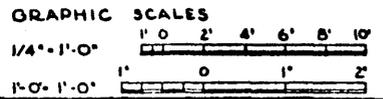
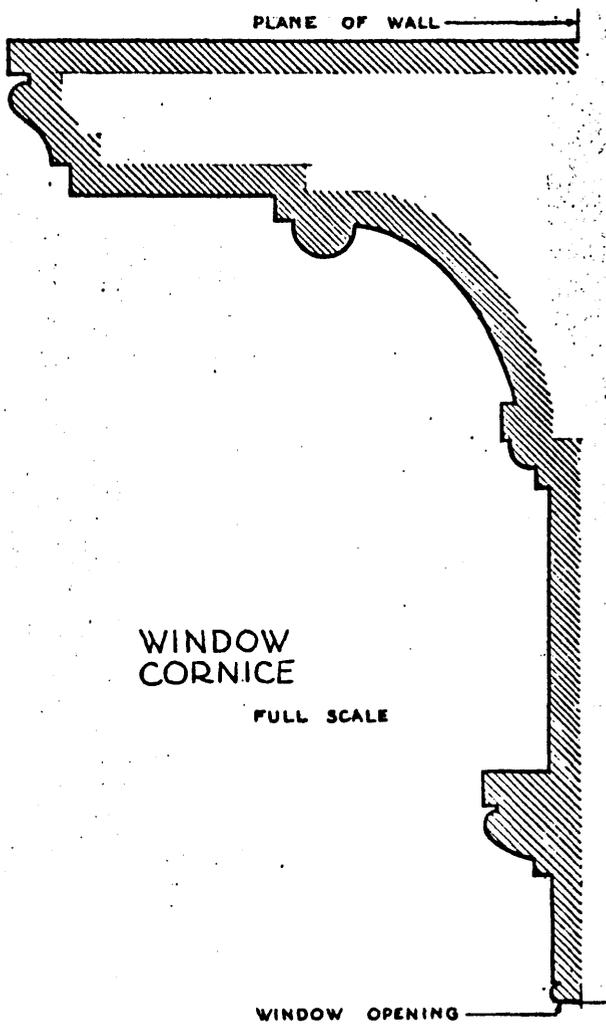
HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 2 OF 4 SHEETS

185

Changes To Elevation as of 1/1/85: None

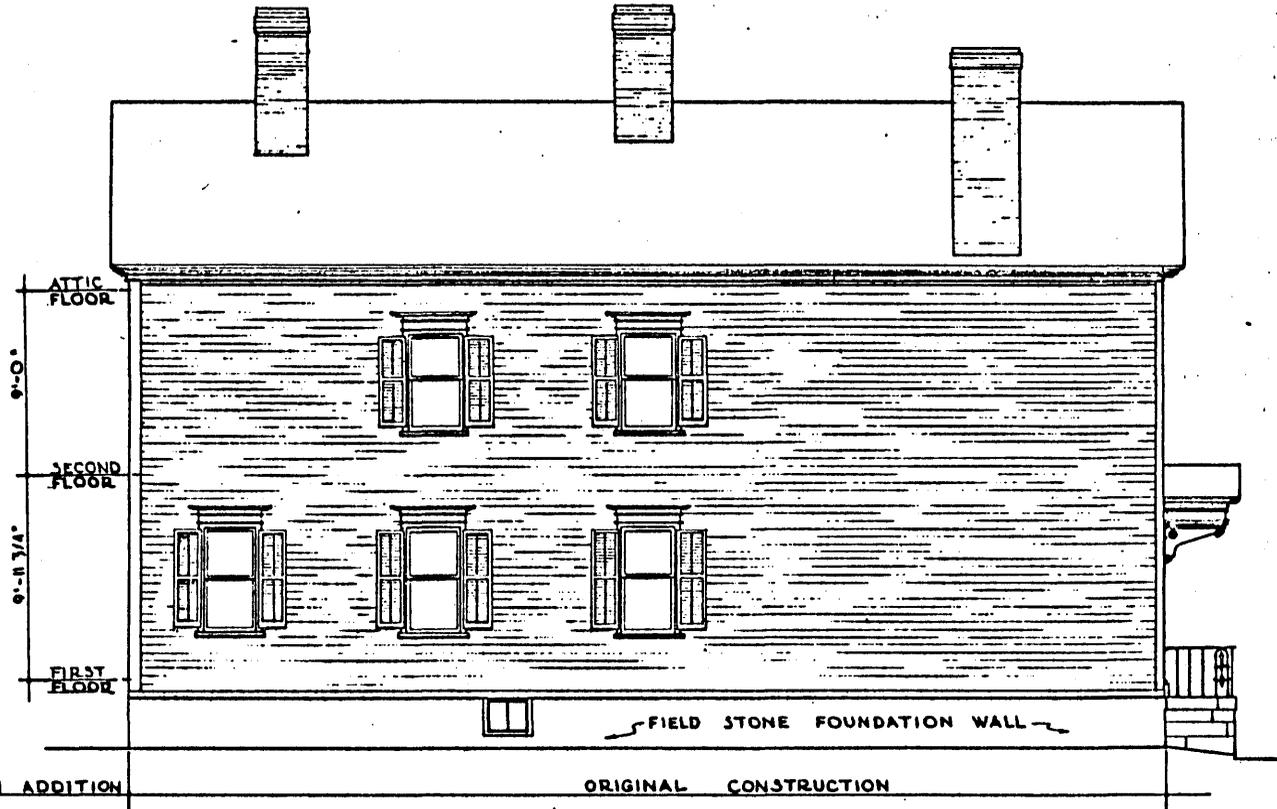


WEST ELEVATION
SCALE 1/4" = 1'-0"



184

Changes to Elevation as of 1/1/85: None



NORTH ELEVATION

GRAPHIC SCALE
 SCALE 1/4" = 1'-0"
 1' 0 2' 4' 6' 8'

DRAWN BY: CHARLES TICHY
 NEW HAVEN PROJECT 1964
 UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
 UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
 WILLIAM PINTO (ELI WHITNEY) HOUSE
 275 ORANGE STREET, NEW HAVEN, CONNECTICUT

SHEET NO.
 CONN.
 277

HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 4 OF 4 SHEETS

DATE OF RECORD
 1964



DENDY

ALAN OLIVE
BONES CALSIA
MICHEL WILAT

CHESEBURY

Photograph 1.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Front (western) and southern elevations as
viewed from the west.

NHPT Photo: 8-19-1984
Negative filed with Connecticut Historical
Commission, Hartford, CT.



Photograph 2.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Rear (eastern) and northern elevations as
viewed from the northeast.

NHPT Photo: 8-19-1984
Negative on file with Connecticut Historical
Commission, Hartford, CT

275

275

DENBY

F
R
A
M
I
N
G

IN REAR
OF BUILDING

2nd FLOOR

LAW OFFICES
of
ALAN E. SILVER
P.C.

ROGER CALISTRO
MICHAEL WOLAK

Photograph 3.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Front entry as viewed from the west.

NHPT Photo: 8-19-1984
Negative on file with Connecticut Historical
Commission, Hartford, CT



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Photograph 4.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Close-up view of front entry fanlight
transom.

NHPT Photo: 2-7-1985

Negative on file with Connecticut Historical
Commission, Hartford, CT.



Photograph 5.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Front stairway as viewed from the first floor
hallway.

NHPT Photo: 8-19-1984
Negative on file with Connecticut Historical
Commission, Hartford, CT



Photograph 6.

William Pinto-Eli Whitney House

275 Orange Street, New Haven, Connecticut.

Interior elevation of north wall, first-story
front room

NHPT Photo: 8-19-1984

Negative on file with Connecticut Historical
Commission, Hartford, CT



Photograph 7.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Fireplace in southeasternmost room of original portion of building, first floor (original kitchen north wall).

NHPT Photo: 8-19-1984
Negative on file with Connecticut Historical Commission, Hartford, CT



Photograph 8.

William Pinto- Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Fireplace (south) wall in central room, north side of first floor in original main block.

NHPT Photo: 8-19-1984

Negative filed with Connecticut Historical Commission, Hartford, CT



Photograph 9.

William Pinto-Eli Whitney House

275 Orange Street, New Haven, Connecticut.

Close-up view of mantelpiece detailing in first-story central room, south wall, north side of building.

NHPT Photo: 2-7-1985

Negative on file with Connecticut Historical Commission, Hartford, CT



Photograph 10.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Central stairwell on southern side of building as viewed from second-story landing.

NHPT Photo: 8-19-1984

Negative on file with Connecticut Historical Commission, Hartford, CT



Photograph 11.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Interior elevation, second-story westernmost
front room, north wall.

NHPT Photo: 8-19-1984
Negative on file with Connecticut Historical
Commission, Hartford, CT.

Photograph 12.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Close-up view of mantelpiece details in
second-story, westernmost front room, north
wall.

NHPT Photo: 2-7-1985

Negative on file with Connecticut Historical
Commission, Hartford, CT



Photograph 13.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Interior elevation, west wall central second-story southern room.

NHPT Photo: 8-19-1984

Negative on file with Connecticut Historical Commission, Hartford, CT



Photograph 14.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Mantelpiece on south wall of central second-story northern room.

NHPT:Photo: 2-7-1985

Negative on file with Connecticut Historical Commission, Hartford, CT



Photograph 15.

William Pinto-Eli Whitney House

275 Orange Street, New Haven, Connecticut.

Basement stairwell in central portion, north side of building as viewed from the basement floor level.

NHPT Photo:

Negative on file with Connecticut Historical Commission, Hartford, CT



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Photograph 16.

William Pinto-Eli Whitney House

275 Orange Street, New Haven, Connecticut.

Reused structural post in basement level.

Note octagonal shape of upper portion of post
and chamfered edges of lower portion of post.

NHPT Photo: 2-7-1985

Negative on file with Connecticut Historical
Commission, Hartford, CT



Photograph 17.

William Pinto-Eli Whitney House
275 Orange Street, New Haven, Connecticut.

Typical view of brick floor in basement level

NHPT Photo: 2-7-1985

Negative on file with Connecticut Historical
Commission, Hartford, CT



Photograph 18.

William Pinto-Eli Whitney House

275 Orange Street, New Haven, Connecticut.

Typical chimney-stack base in basement level.

NHPT Photo: 2-7-1985

Negative on file with Connecticut Historical
Commission, Hartford, CT