



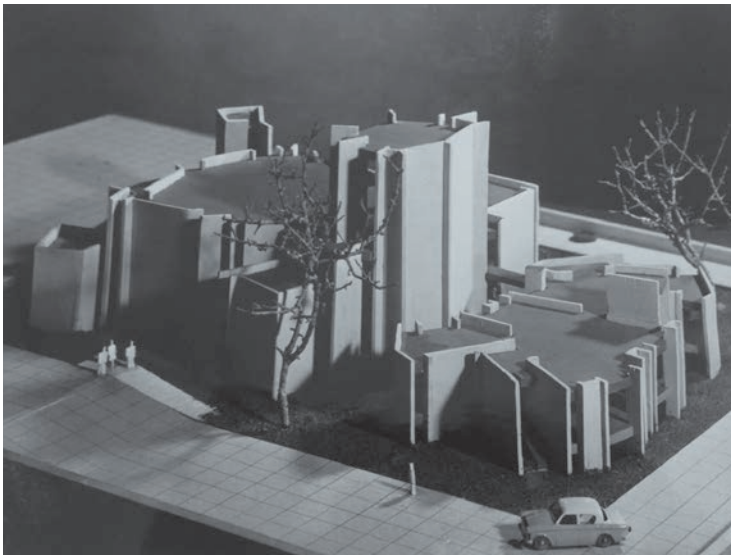
NHPT

SELF-GUIDED WALKING TOUR  
**DIXWELL**  
URBAN RENEWAL PLAN (1960)

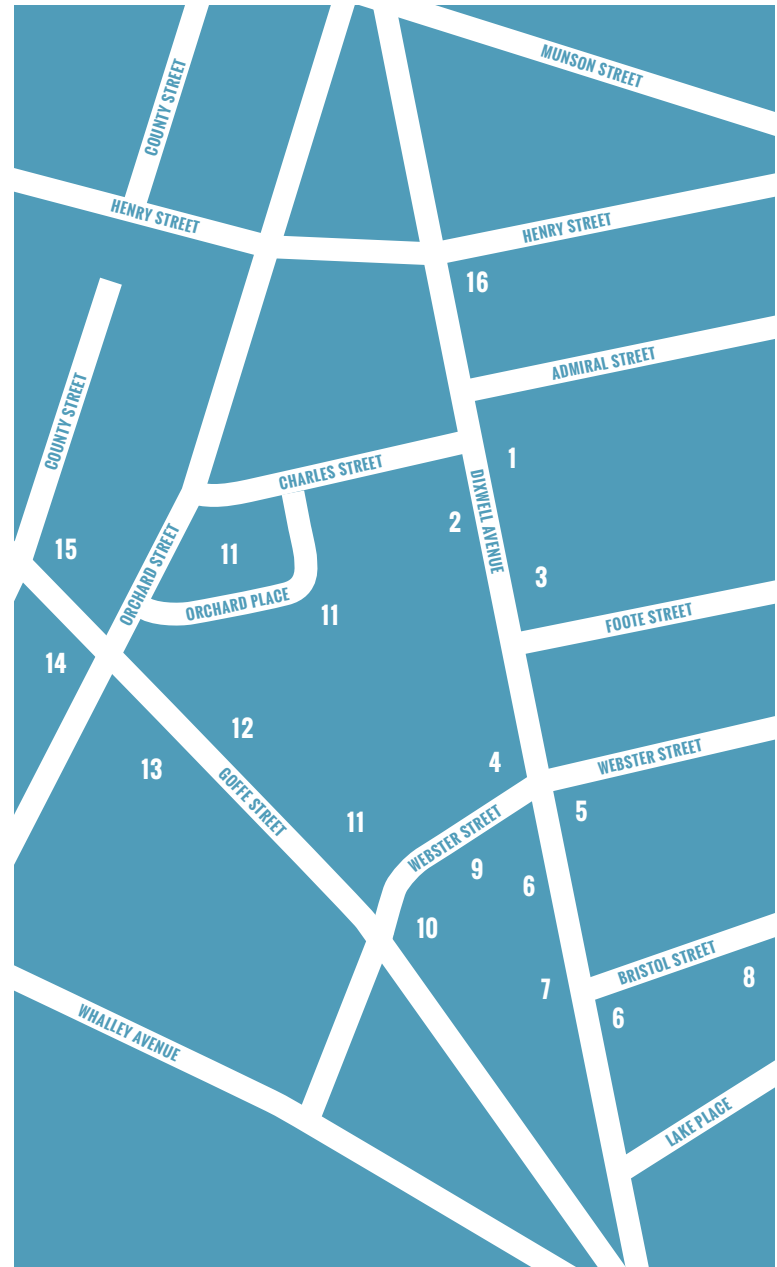
# Welcome to the DIXWELL neighborhood of New Haven!

Dixwell is a diverse neighborhood and the largest redevelopment area of New Haven during Urban Renewal. The 1960 Dixwell Renewal Plan took a holistic approach to instituting urban renewal ideals in the neighborhood. The construction of new commercial, institutional, religious, and community-focused buildings and public spaces was seen as a path for racial integration and minority empowerment.

After visiting the monumental Dixwell Avenue Congregational Church (designed by John M. Johansen), we invite you to continue to explore the Modernist buildings in the neighborhood in a self-guided walking tour.



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### 1 Dixwell Avenue Congregational United Church of Christ

217 Dixwell Avenue, John M. Johansen (1967)  
This church is an outstanding example of a building constructed in the Dixwell neighborhood during New Haven's "Model City" urban renewal era. It consists of a semicircular section and a central tower with rough concrete walls of varying heights.



### 2 Dixwell Plaza

172-212 Dixwell Avenue, Redevelopment Agency (1967)  
Built as part of the Dixwell Renewal Plan, this Modernist brick shopping center with poured concrete piers and cornice is composed of a simple, repetitive series of square commercial units with storefront windows. It was designed as a new hub for the community. The building has been altered and is slated for demolition.



### 3 Dixwell Community House (Q House)

219 Dixwell Avenue, Herbert S. Newman and Edward E. Cherry (1967); New building, Kenneth Boroson (2021)  
Built as a centerpiece of New Haven's "Model City" urban renewal plan, the community house was demolished in 2017. The original building was a two-story masonry block structure with a flat roof, an irregular geometric plan, and few exterior windows. A new community house was built in 2021.



### 4 Elks Club

87 Webster Street, E. Carlton and Diana Granbery, Granbery, Cash & Associates (1967-1969)  
This pre-cast concrete building with brick veneer and concrete columns has a Modernist design while referencing a classical temple form. The building was part of the Dixwell Renewal Plan and is unfortunately slated for demolition.



### 5 B&L Plaza

119-139 Dixwell Avenue, Edward E. Cherry and Associates (1974)  
This one-story commercial building was built for three African American businessmen. The use of ribbed concrete block created a Brutalist style effect at a lesser cost than reinforced concrete. The projecting battered fins between the metal and glass curtain walls give it a buttress-like appearance.



### 6 McCollough Court Apartments

110-112 Dixwell Avenue (1981) and 126 Bristol Street (1987), Edward E. Cherry  
Designed in the Modernist style, 110-112 Dixwell is a rectangular brick complex with three staggered two-story adjoining buildings. The street-facing facades include ground floor patios and second floor balconies, with brick dividers to provide privacy between the apartments. The Bristol street buildings have a similar design.



### 7 United House of Prayer for All People

100 Dixwell Avenue, Edward E. Cherry (1980)  
Built at the tail end of the Redevelopment period as part of the Dixwell Renewal Plan, the rectangular brick church has an entrance porch with four brick piers with three large, colored crosses between them. The roof has a steep gable with a slender spire (later addition).



### 8 Edith M. Johnson Tower (Monterey Tower)

114 Bristol Street, Herbert S. Newman Associates (1971)  
This brick, L-shaped high-rise apartment building has repeated window modules and lawn-facing balconies at the tower. A one-story trapezoidal community room sits under a shed roof. The building references characteristics of Corbusian planning ideals.



### 9 Mount Bethel Missionary Baptist Church

100 Webster Street, Harvey P. Conway & Associates, King-lui Wu (1973)  
Built on a narrow lot with a tight budget, the brick church's scale matches the surrounding 19th century residences. Skylights allow for dramatic light in the building, and the original glazing above the entrance had a subtle reference to a cross (now altered).



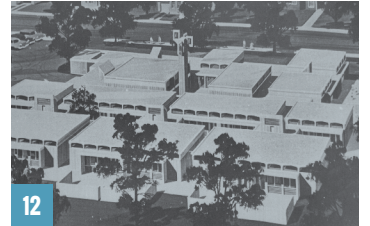
### 10 Goffe Street Fire House

125 Goffe Street, Venturi and Rauch (1974)  
This building exemplifies several of the key characteristics of the firm's Postmodernist approach. The "decorated shed" is varied by the building's curved corner to match the roadway. The entry recessed under a Pop-art type of cantilevered wall turns the front facade into a giant signboard, with the oversized lettering announcing the fire companies housed in the station.



### 11 Florence Virtue Homes

139-142 Goffe Street (37 Orchard Place), John M. Johansen (1964)  
The concrete and brick building (now stuccoed) was used for moderate-income housing. It was one of the first Redevelopment Agency major projects designed to showcase the housing program for a "Model City" during the urban renewal period.



### 12 Helene W. Grant School

185 Goffe Street, John M. Johansen (1964); New building, Dr. Reginald Mayo Early Learning School, Regina Winters and Kenneth Boroson (2016)  
A central place in the Dixwell redevelopment plan, the concrete block and pre-cast building (now demolished) was designed as a collection of pavilion-like spaces with individual outdoor courts clustered and connected by indoor corridors. The bell tower represents a former fire warning bell which stood at Goffe Street.



### 13 St. Martin de Porres Townhouses

148-220 Goffe Street, Polak and Sullivan (1968)  
A residential development composed of 63 dwellings in a rowhouse-like layout, which was thought to give a suburban feel to a dense city neighborhood. There are two building types in the development: one with three stories with a ground-floor apartment and upper duplex, and a second style of only duplex units.



### 14 Goffe Orchard Housing

244-250 Goffe Street and 606-618 Orchard Street, Edward E. Cherry (1970)  
Built as a later addition to the Dixwell urban renewal program, this building consists of 11 staggered dwellings with a lean-to-style roof at the street facade, referencing Californian or Vermont ski resort architecture.



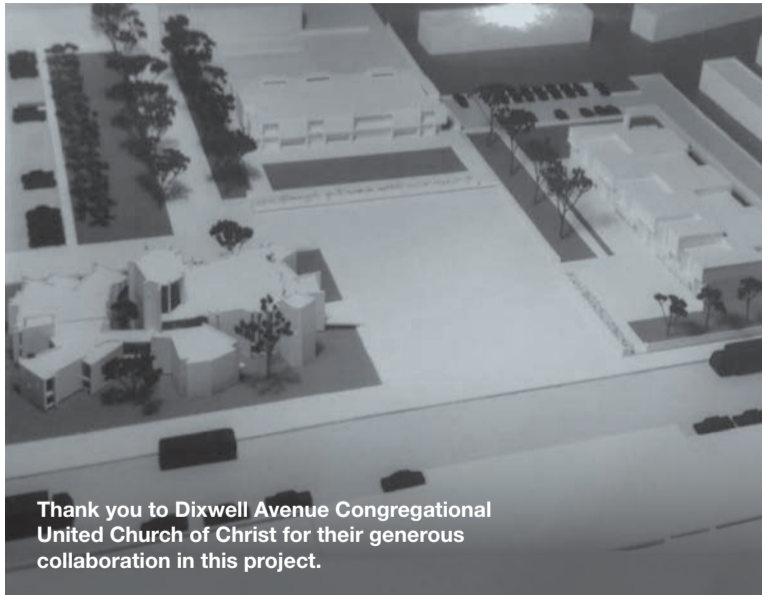
### 15 Bethel African Methodist Episcopal Church of New Haven

255 Goffe Street, Joseph I. Godkin (1975)  
Built during the urban renewal campaign, this Postmodernist church references traditional Gothic church architecture with its stylized Gothic tracery at the porte-cochere. At the facade's gable, a pattern of colored, offset panels provides a Postmodernist reference.



### 16 Trinity Temple Church of God

275 Dixwell Avenue, Harrison E. Baldwin (1965)  
One of several churches built as part of the Dixwell Renewal Plan, the rectangular brick church has projecting corner pavilions and a flat roof. The main facade has a segmental arch that extends above the roof line, a window-wall entrance with a segmental arch, and a cantilevered porch roof.



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# NHPT

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