



Innovative Building Practices Eaton Row

New Haven, CT

Project Data:

Green Modular Attached Housing

This project, funded through the Hope 6 program sponsored by the US Department of Housing and Urban Development (HUD), is sited between Dixwell Avenue and Ashman Street within walking distance of Yale University in what was once considered a marginal area. The Partnership for Advancing Technology in Housing (PATH) worked with the developer to promote the demonstration site as a model for energy-efficient affordable homebuilding in New Haven and similar climate regions. The compact three and four bedroom, two and one half bath modular detached homes are designed to blend with the recently renewed adjacent neighborhood.

The traditional forms of the homes with entrance porches and decks for sitting and socializing are enhanced by a carefully studied, rich color palette that is designed to set this project off as a special enclave with its own "sense of place." Visitable and accessible units are scattered within the site. Steven Winter Associates, Inc., through PATH, provided architectural, engineering and sustainable design consulting that has led to a performance level considerably beyond Energy Star requirements.

It is the goal of the U.S. Department of Housing and Urban Development's PATH program to accelerate the development and use of technologies that radically improve the quality, durability, energy efficiency, environmental performance, and affordability of America's housing market. Eaton Row features several of these technologies, carefully planned and implemented to yield performance and cost benefits to both the builder and the homeowner:

- Smart Growth Principles
- Modular Hybrid Construction
- Tight Building Envelope – Energy Modeling, Low-e Double-Glazed Windows, Insulation, and Air Sealing
- Efficient HVAC Design
- Superior Indoor Air Quality
- Durable and Recycled Content Materials



Client: Jonathon Rose Companies, LLC - Eaton Row, LLC

Location: New Haven, CT

Building Type: Residential

Building Size: 27 Homes

Project Status: Completed

Reference: www.pathnet.org

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