

## HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,  
State Historic Preservation Office, Department of Economic and Community Development, One Constitution Plaza,  
2nd Floor, Hartford, CT 06103

\* Note: Please attach any additional or expanded information on a separate sheet.

### GENERAL INFORMATION

Building Name (Common) Apple Rehab  
 Building Name (Historic) Roswell Evarts House  
 Street Address or Location 10 Boston Post Road  
 Town/City Guilford Village \_\_\_\_\_ County New Haven  
 Owner(s) Fowler Realty LLC  Public  Private

### PROPERTY INFORMATION

Present Use: Commercial: medical business  
 Historic Use: Residential: single dwelling

Accessibility to public: Exterior visible from public road?  Yes  No

Interior accessible?  Yes  No If yes, explain Medical rehab center open to patients

Style of building Georgian Date of Construction 1806 (Helander)

Material(s) (Indicate use or location when appropriate):

- |  |   |   |                                       |  |
|--|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard             | <input type="checkbox"/> Asbestos Siding        | <input type="checkbox"/> Brick                                | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding  |
| <input type="checkbox"/> Fieldstone            | <input type="checkbox"/> Board & Batten         | <input type="checkbox"/> Stucco                               | <input type="checkbox"/> Cobblestone  | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>vinyl siding</u> |                                       |  |

#### Structural System

- Wood Frame  Post & Beam  Balloon  Load bearing masonry  Structural iron or steel  
 Other \_\_\_\_\_

#### Roof (Type)

- Gable  Flat  Mansard  Monitor  Sawtooth  
 Gambrel  Shed  Hip  Round  Other \_\_\_\_\_

(Material)

- Wood Shingle  Roll Asphalt  Tin  Slate  Asphalt Shingle  
 Built up  Tile  Other \_\_\_\_\_

Number of Stories: 2 Approximate Dimensions 37' x 34'

Structural Condition:  Excellent  Good  Fair  Deteriorated

Exterior Condition:  Excellent  Good  Fair  Deteriorated

Location Integrity: On original site  Moved  When? \_\_\_\_\_

Alterations?  Yes  No  If yes, explain: Attached to larger building and now part of the rehab center.

**FOR OFFICE USE:** Town # \_\_\_\_\_ Site # \_\_\_\_\_ UTM \_\_\_\_\_

District:  S  NR  If NR, Specify:  Actual  Potential

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**PROPERTY INFORMATION (CONT'D)****Related outbuildings or landscape features:**

- Barn       Shed       Garage       Carriage House       Shop       Garden  
 Other landscape features or buildings: parking lot

**Surrounding Environment:**

- Open land       Woodland       Residential       Commercial       Industrial       Rural  
 High building density       Scattered buildings visible from site

- Interrelationship of building and surroundings:

This property sits on a 3.8 acre parcel on the south side of Boston Post Road just to the west of East River and the Madison town line. There are two driveways that lead to this property, the eastern one extends to the south off Boston Post Road, terminating at a parking area just to the east of the building. The second driveway extends to the south off Boston Post road terminating at a parking area in the rear and to the west of the building. (See continuation sheet)

- Other notable features of building or site (Interior and/or Exterior)

This is a two story Georgian style dwelling with a side-gable roof. The house is sheathed in vinyl siding and the roof is covered with asphalt shingles. The five-bay façade faces north, and the main entry is centered on this side. It is reached by stone stairs and has molding and an arched pediment. The fenestration consists of six-over-six double-hung sash windows with shutters. (See continuation sheet)

Architect Unknown Builder Unknown

- Historical or Architectural importance:

In the mid-nineteenth century, the owner of this property was Eber S. Hotchkiss who was raised on a farm on Clapboard Hill called Spinning Farm. He married Fanny Norton from a neighboring farm in the Nortontown section of Guilford. After inheriting Spinning Farm from his mother, he often constructed boats out of the raw resources he took from the woodland areas on his property. (See continuation sheet)

- Sources:

Guilford Tax Assessor property cards found at <http://www.propertyrecordcards.com/PropertyResults.aspx?towncode=060&uniqueid=2443> accessed October 3, 2015. Helander, Joel Eliot, "A Treasury of Guilford Places," Guilford, CT: Joel Helander, 2008.

Photographer Kristen Nietering Date 1/17/2015  
View North view of the house, camera facing south. Negative on File \_\_\_\_\_  
Name Kristen Nietering Date 10/9/2015  
Organization Guilford Preservation Alliance  
Address 199 PO Box Guilford, CT 06437

- Subsequent field evaluations:

Longitude & Latitude: 41.285289, -72.647667

**Threats to the building or site:**

- None known       Highways       Vandalism       Developers       Renewal       Private  
 Deterioration       Zoning       Other \_\_\_\_\_       Explanation \_\_\_\_\_

## HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

### CONTINUATION SHEET

### Apple Rehab/10 Boston Post Rd

#### **Interrelationship of building and surroundings:**

Surrounding the property are late nineteenth century and twentieth century dwellings as well as commercial properties. It is two miles to the northeast of the Guilford Green, and a mile and a half north of Long Island Sound. It sits just to the west of the Madison town line.

#### **Other notable features**

A brick chimney protrudes from the center of the ridge atop the roof. This house is now part of a large nursing home complex, and numerous additions have been added to the east, west, and south elevations.

#### **Historical or architectural importance**

In 1846, Hotchkiss purchased property on the south side of Boston Post Road near East River Bridge from the heirs of Roswell Evarts. Here he set up Hotchkiss Shipyard and went to business with his son, T. Dwight Hotchkiss. Later on – they jointly owned two other businesses in town: a saw mill and the brick factory on High Street. In 1868 due to the railroad and the Civil War – the Hotchkiss Shipyard closed. Throughout it's time the shipyard built and launched 32 vessels including sloops, schooners, barks, and ships.

Other owners of the property include Roswell Evarts (original owner), Julius/Curtis Evarts (1827), Walter Osborn , Dwight Humiston, T. Dwight Hotchkiss (1858), William H. Cadwell (1868), Orison M. Blunt (1876), Philo M. Blatchley (1879), Mary Emma Knowles (1889).

