

State of Connecticut
CONNECTICUT HISTORICAL COMMISSION
 59 South Prospect Street, Hartford 06106

FOR OFFICE USE ONLY	
Town No.:	Site No.: 60
UTM	
QUAD:	
DISTRICT	IF NR SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

HISTORIC RESOURCES INVENTORY:
 Buildings & Structures

SURVEY OF GUILFORD, NEW HAVEN COUNTY, 06437
 June-December 1981

IDENTIFICATION

1. **ADDRESS** 29 Broad Street
(map 39, lot 70)
2. **NAME**
(historic) Abraham Coan house,
NAME later called "Mapleside"
(common)
3. **USE**
(historic)
USE
(present) Private house, barn, bowling alley
(for tower see adjoining sheet)
4. **IF MOVED, WHEN AND FROM WHERE:**



DESCRIPTION

5. **ARCHITECT** See below
6. **DATE** Probably 1808
- BUILDER** Abraham Coan
- STYLE** Federal, Outbuildings later
7. **ALTERATIONS** Addition on rear and east side; greenhouse on west side. Door moved from front of house to side. A porch added to this side, later burned. For the problem of the roof and other additions, see below.
8. **NOTABLE FEATURES** Flushboarding, blind arcades, oval false window, quarter-round windows in east gable, window heads with carved frieze on facade. House, barn, bowling alley, tower, and spacious grounds make an architectural ensemble in a landscaped setting that is unique in Connecticut.
9. **ARCHITECTURAL-HISTORICAL**
See Continuation Sheet

SIGNIFICANCE

SOURCES

10. **SOURCES** Dorothy Whitfield Society '76; Connecticut Historical Commission '67 and '72; Joel E. Helander; Elizabeth Mills Brown, MS Notes; Lusk; Anna Chittenden Thayer; Mrs. Richard Lewis (owner), interview. Photographs, Guilford Keeping Society; Dana p. 71.

In all categories below, check more than one box if applicable.

If you have not actually made certain of the answer to a given question, either leave it blank or write "inferred" after the checked box; or, if drawn from a previous investigator, give source.

11. MATERIALS

- ☒ Clapboard
- ☐ Wood Shingle
- ☐ Board & Batten

- ☐ Brick
- ☐ Fieldstone
- ☐ Cut Stone

- ☐ Stucco
- ☐ Concrete
- ☐ Cobblestone

- ☐ Asbestos Shingle
- ☐ Asphalt Siding
- ☐ Aluminum/Vinyl

☒ Other: *FLUSH BOARD*

12. STRUCTURE

- ☐ Wood Frame:
- ☐ Post & Beam
- ☐ Balloon

- ☐ Masonry

- ☐ Iron or Steel

- ☐ Concrete

- ☐ Other:

13. ROOF

- a. ☐ Pitched
☐ Saltbox
☐ Gambrel

- ☐ Gable-front
☒ Cross-gable
☐ Mansard

- ☐ Hip
☐ Flat Hip
☐ Flat

- ☐ Shed
☐ False Dormer
☐ Sawtooth

- ☐ Other:

- b. ☐ Tower(s)

- ☐ Monitor

- ☐ Cupola

- ☒ Dormered Gable

- ☐ Dome

- c. ☒ Wood Shingle

- ☐ Asphalt Shingle

- ☐ Slate

- ☐ Metal

- ☐ Other:

14. NUMBER OF STORIES:

2 1/2

APPROXIMATE DIMENSIONS:

LOT SIZE: *3.04 ACRES*

15. CONDITION: Exterior

- ☒ Excellent

- ☒ Good

- ☐ Fair

- ☐ Poor

- ☐ Bad

16. CONDITION: Structure

- ☐ Excellent

- ☐ Good

- ☐ Fair

- ☐ Poor

- ☐ Bad

17. OUTBUILDINGS (visible from public road)

- ☐ Barn(s)

- ☒ Carriage House

- ☒ Garage

- ☒ Shed(s)

- ☐ Shop(s)

Other (well, stand, greenhouse, gazebo, privy, etc.):

OLD BOWLING ALLEY IN REAR

18. LANDSCAPING (visible from public road)

- ☒ Planted Grounds

- ☐ Garden

- ☐ Terracing

- ☐ Plaza

- ☐ Court

- ☐ Stone Wall(s)

- ☒ Pickett Fence

- ☐ Iron Fence

- ☐ Post & Rail

- ☐ Other:

19. SURROUNDING ENVIRONMENT

- a. ☒ Town Street

- ☐ Rural

- ☐ Semi-rural

- ☐ Clustered Growth

- ☐ Development

- b. ☐ Commercial

- ☐ Industrial

- ☐ Agricultural

- ☒ Residential

- ☐ Vacation, now or originally

- c. ☒ Open

- ☐ Wooded

- ☐ Lakefront

- ☐ Coastal

- ☐ Salt marsh

- d. ☒ Of outstanding scenic/architectural value

- ☐ Of scenic/architectural value

- ☐ Of supportive value to contiguous scenic/architectural area

- ☐ Neutral

- ☐ Other:

20. ROLE OF BUILDING IN ENHANCING QUALITY OF ENVIRONMENT

- ☒ Vital

- ☐ Important

- ☐ Supportive

- ☐ Neutral

- ☐ Other:

21. OWNERSHIP

- ☐ Public

- ☒ Private

- ☐ Interior accessible

INDEX NO. 60

22. Name *D. PENAR*

Date *7/21/81*

Photographer *D. PENAR*

Date *7/21/81*

Negative ROLL *14:31A*

Organization: Guilford Preservation Alliance
P.O. Box 199, Guilford, Conn. 06437

OUTBLD6: *20:4A*

GLFD'S NEG 14:31

OUTBLD6: 20:5

23. THREATS TO BUILDING

- ☐ None Known

- ☐ Highways

- ☐ Vandalism

- ☐ Developers

- ☐ Zoning

- ☐ Renewal

- ☐ Private Owner

- ☐ Deterioration

- ☐ Other:

24. SUBSEQUENT EVALUATIONS

#9. Architectural-Historical con't.

builder of the North Guilford Congregational Church, and he had a joiner's shop adjoining his house. Perhaps much of the delicate detail that can now be seen on Guilford's Federal houses was produced here at 29 Broad Street. Coan died in 1863, six years after he had sold out to Simeon Chittenden.

It is to Chittenden's time that the barn belongs. This magnificent building is Guilford's most vivid essay in the Stick Style, with extravagantly wide eaves supported on free-standing diagonal braces, with an ornamental board overlay on the upper wall, and elaborately patterned doors. The cupola is puzzling, because it is not shown on the Birdseye View of 1881 but appears to be earlier.

Two other spectacular buildings complete the remarkable ensemble: a stone tower, which is described on a separate Survey Sheet (29 Broad Street--Cranbrook Tower), and a bowling alley, the latter an enchanting fantasy, clearly matching the barn but with slim diagonal stickwork on the walls and, in the gable, one of the grandest pieces of pierced work in the New Haven area. It seems improbable that such stylish buildings as the alley and the barn--so unlike anything else in town--were not designed by an architect from New Haven or from the New York area where Chittenden's main residence was. Anna Lusk dates the bowling alley as 1868, and the barn must be about the same time. If the date is right, it puts them abreast of the advanced architecture of the day: work of this sort was just appearing in New Haven in the '60s, now mostly identified with Henry Austin and Donald Grant Mitchell. Chittenden might have gone to either of these men; he might also have turned to the New Haven builder and former colleague of Austin's, Nelson Hotchkiss, who had already done work on the First Church down the street (see 110 Broad Street and 96 Broad Street).



#9. Architectural-Historical

This property was originally part of the homelot of William Chittenden, one of the leaders of the Guilford colony, brother-in-law of Henry Whitfield's wife Dorothy, a purchaser of the land from the Indians, deputy of the court, and leader of the colony's military force. Its history is inextricably tied up with that of the house next door, which was also part of the homelot, and a copy of the survey sheet for the latter is attached (No. 1 Broad Street). No 29 stands on the actual site of the homestead, and stonework still exists in the cellar which probably goes back to the first years of the colony.

Abraham Coan, who bought the land from the Chittendens on the 13th of February 1808, was Guilford's master builder in the Federal period, the first figure of importance who can be identified in the town's architectural history and the first who can perhaps be called an architect. His work is discussed in the Survey Introduction.

In the old-fashioned Colonial town of 1808, his house must have been a dazzling event. Coan clearly had been to New Haven and learned some of the latest tricks of the English architect, Peter Banner, who had been imported to build Yale's new campus. Flushboarding, blind arcades, oval and ter-round windows, such as we see here, are all Banner innovations, as is the revolutionary idea of turning a building's gable end to the street. However Coan's substitution of two arcades for the usual three must be regarded as strictly his own, whether done for economy or out of ignorance of the classical canon.

In 1857 the house was bought by Simeon Baldwin Chittenden for his sister, Anna Hart Chittenden. The property was then reintegrated with the other half of the original homelot, in due course it was christened Mapleside, and a certain amount of work was done on both places. Today the house is something of an architectural puzzle, for the wide-eaved Tuscan roof and brackets seem surely to belong to a later date (probably the 1850s when Chittenden bought it), but an article by Chittenden's granddaughter, Anna Lusk, states firmly that the house was not altered beyond the relocation of the door from the front to the side of the building and the addition of a long sheltering porch that ran all along the side wall and turned the corner at the rear. The porch burned in a disastrous fire in 1970-71, after which it was not rebuilt.

Abraham Coan's house is Guilford's most distinctive domestic work of the early Federal period, but it remained unique: conservative Guilford wanted no part of such new-fangled notions as gables facing the street, nor of such expensive techniques as flushboarding. Of Coan's later career we know almost nothing except that he was for twenty years a warden of Christ Church, he was the architect

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<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

HISTORIC RESOURCES INVENTORY:
Buildings & Structures

SURVEY OF GUILFORD, NEW HAVEN COUNTY, 06437
June-December 1981

IDENTIFICATION

1. ADDRESS 29 Broad Street (Tower)
(map 39, lot 70)
2. NAME
(historic)
NAME
(common) Cranbrook Tower
3. USE
(historic) Windmill
USE
(present)
4. IF MOVED, WHEN AND FROM WHERE:



DESCRIPTION

5. ARCHITECT
6. DATE 1869 BUILDER STYLE
7. ALTERATIONS Windmill was taken down and Tower roofed over in 1927, following the introduction of town water.
8. NOTABLE FEATURES Built of native granite, about 60' tall, the Tower has an iron stairway winding around the 4000 gallon water tank which is hand-riveted.

SIGNIFICANCE

9. ARCHITECTURAL-HISTORICAL Originally the tower was part of the estate of Simeon Baldwin Chittenden who owned 1 Broad Street. He called his place Cranbrook after Cranbrook in Kent where the ancestral Chittenden had come from. The name of the house is now largely forgotten but still clings to the tower. The tower was built as a windmill to provide water for a fountain and the barns. After the blades were removed, it was idle until 1955 when, in the jittery years of the Cold War, it became an aircraft warning station. Equipped with a hot line to New Haven, it was manned night and day by scanners of the sky. Today, idle again, the iron stairs rust and windows are a target for vandals. But the tower remains one of Guilford's favorite romantic landmarks. Its history is essentially part of the property it originally belong to (see 1 Broad Street also 29 Broad Street).

SOURCES

10. SOURCES Dorothy Whitfield Society '76, Joel E. Helander, Guilford Long Ago, Vol. 1. Shore Line Times, October 29, 1931. See also 29 Broad Street (House).

In all categories below, check more than one box if applicable.

If you have not actually made certain of the answer to a given question, either leave it blank or write "inferred" after the checked box; or, if drawn from a previous investigator, give source.

11. MATERIALS

- | | | | | |
|---|---|--------------------------------------|---|---------------------------------|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Brick | <input type="checkbox"/> Stucco | <input type="checkbox"/> Asbestos Shingle | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Fieldstone | <input type="checkbox"/> Concrete | <input type="checkbox"/> Asphalt Siding | |
| <input type="checkbox"/> Board & Batten | <input checked="" type="checkbox"/> Cut Stone | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum/Vinyl | |

12. STRUCTURE

- | | | | | |
|--------------------------------------|----------------------------------|--|-----------------------------------|---------------------------------|
| <input type="checkbox"/> Wood Frame: | <input type="checkbox"/> Masonry | <input type="checkbox"/> Iron or Steel | <input type="checkbox"/> Concrete | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Post & Beam | | | | |
| <input type="checkbox"/> Balloon | | | | |

13. ROOF

- | | | | | |
|--|--|--|---|---------------------------------|
| a. <input type="checkbox"/> Pitched | <input type="checkbox"/> Gable-front | <input type="checkbox"/> Hip | <input type="checkbox"/> Shed | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Saltbox | <input type="checkbox"/> Cross-gable | <input type="checkbox"/> Flat Hip | <input type="checkbox"/> False Dormer | |
| <input type="checkbox"/> Gambrel | <input type="checkbox"/> Mansard | <input checked="" type="checkbox"/> Flat | <input type="checkbox"/> Sawtooth | |
| b. <input type="checkbox"/> Tower(s) | <input type="checkbox"/> Monitor | <input type="checkbox"/> Cupola | <input type="checkbox"/> Dormered Gable | <input type="checkbox"/> Dome |
| c. <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Slate | <input type="checkbox"/> Metal | <input type="checkbox"/> Other: |

14. NUMBER OF STORIES:

APPROXIMATE DIMENSIONS:

LOT SIZE:

15. CONDITION: Exterior

- | | | | | |
|------------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> Bad |
|------------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|

16. CONDITION: Structure

- | | | | | |
|------------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> Bad |
|------------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|

17. OUTBUILDINGS (visible from public road)

- | | | | | |
|---|---|---------------------------------|----------------------------------|----------------------------------|
| <input type="checkbox"/> Barn(s) | <input type="checkbox"/> Carriage House | <input type="checkbox"/> Garage | <input type="checkbox"/> Shed(s) | <input type="checkbox"/> Shop(s) |
| Other (well, stand, greenhouse, gazebo, privy, etc.): | | | | |

18. LANDSCAPING (visible from public road)

- | | | | | |
|--|--|-------------------------------------|--------------------------------------|---------------------------------|
| <input type="checkbox"/> Planted Grounds | <input type="checkbox"/> Garden | <input type="checkbox"/> Terracing | <input type="checkbox"/> Plaza | <input type="checkbox"/> Court |
| <input type="checkbox"/> Stone Wall(s) | <input type="checkbox"/> Pickett Fence | <input type="checkbox"/> Iron Fence | <input type="checkbox"/> Post & Rail | <input type="checkbox"/> Other: |

19. SURROUNDING ENVIRONMENT

- | | | |
|--|--|--|
| a. <input checked="" type="checkbox"/> Town Street | b. <input type="checkbox"/> Commercial | c. <input type="checkbox"/> Open |
| <input type="checkbox"/> Rural | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Wooded |
| <input type="checkbox"/> Semi-rural | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Lakefront |
| <input type="checkbox"/> Clustered Growth | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Coastal |
| <input type="checkbox"/> Development | <input type="checkbox"/> Vacation, now or originally | <input type="checkbox"/> Salt marsh |
| d. <input type="checkbox"/> Of outstanding scenic/architectural value | | |
| <input checked="" type="checkbox"/> Of scenic/architectural value | | |
| <input type="checkbox"/> Of supportive value to contiguous scenic/architectural area | | |
| <input type="checkbox"/> Neutral | | |
| <input type="checkbox"/> Other: | | |

20. ROLE OF BUILDING IN ENHANCING QUALITY OF ENVIRONMENT

- | | | | | |
|---|------------------------------------|-------------------------------------|----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Vital | <input type="checkbox"/> Important | <input type="checkbox"/> Supportive | <input type="checkbox"/> Neutral | <input type="checkbox"/> Other: |
|---|------------------------------------|-------------------------------------|----------------------------------|---------------------------------|

21. OWNERSHIP

- | | | |
|---------------------------------|---|--|
| <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> Interior accessible |
|---------------------------------|---|--|

INDEX NO. 61

22. Name D. PENAR

Date FALL 1981

Photographer D. PENAR

Date FALL 1981

Negative 21:9A

Organization: Guilford Preservation Alliance
P.O. Box 199, Guilford, Conn. 06437

GFD 21:11

23. THREATS TO BUILDING

- | | | | | |
|-------------------------------------|--|--|-------------------------------------|---------------------------------|
| <input type="checkbox"/> None Known | <input type="checkbox"/> Highways | <input type="checkbox"/> Vandalism | <input type="checkbox"/> Developers | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Renewal | <input type="checkbox"/> Private Owner | <input type="checkbox"/> Deterioration | <input type="checkbox"/> Other: | |

24. SUBSEQUENT EVALUATIONS

DESCRIPTION

COMPILED BY

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Addenda 1983

29 Broad Street (Towe

Add to Sources: Photograph, Guilford Keeping Society.