

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

FOR OFFICE USE ONLY	
Town No.:	Site No.: 191
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** 28 Graves Avenue  
(map 40, lot 20)
2. **NAME**  
*(historic)* James H. Cook  
**NAME**  
*(common)*
3. **USE**  
*(historic)*  
**USE** Apartments  
*(present)*
4. **IF MOVED, WHEN AND FROM WHERE:**



DESCRIPTION

5. **ARCHITECT**
6. **DATE** c1890 **BUILDER STYLE** Queen Anne
7. **ALTERATIONS**  
 No apparent exterior alterations.

SIGNIFICANCE

8. **NOTABLE FEATURES**  
 Overhanging eaves with visible rafters; fish scale shingles in the gable; porch and under south side windows; stained glass in the stairway window; delicate, decorative porch; brick foundation.
9. **ARCHITECTURAL-HISTORICAL**  
 Delicate woodwork and shingling, like that of the porch and gable of this house, are typical features of the Queen Anne style in this house. The porch railing here enhances a house that is an important part of the streetscape.

SOURCES

10. **SOURCES**  
 Guilford Land Records; Sanborn Map. 1895

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 *in gables*
- Board & Batten
- Brick
- Fieldstone
- Cut Stone
- Stucco
- Concrete
- Cobblestone
- Asbestos Shingle
- Asphalt Siding
- Aluminum/Vinyl
- Other:

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: *approx. 1/4 acre*

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.):

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. 191*

22. Name *P. Odiseos*

Date *7/21/28*

Photographer *P. Odiseos*

Date *7/21/28*

Negative *Roll 13:22*

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

*Guilford's Neg Roll 13:22*

23. THREATS TO BUILDING

- None Known
- Renewal
- Highways
- Private Owner
- Vandalism
- Deterioration
- Developers
- Other:
- Zoning

24. SUBSEQUENT EVALUATIONS

DESCRIPTION

COMPILED BY

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