

FOR OFFICE USE ONLY											
Town No.:						Site No. 344					
UTM											
QUAD:											
DISTRICT						IF NR SPECIFY					
<input type="checkbox"/> S		<input type="checkbox"/> NR				<input type="checkbox"/> Actual		<input type="checkbox"/> Potential			

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

IDENTIFICATION

1. **ADDRESS** 35 State Street
(map 40, lot 97)
2. **NAME** Chloe Munger (also called
(*historic*) Franklin Phelps house)
NAME Public Health Nurse Association
(*common*)
3. **USE**
(*historic*)
USE Offices
(*present*)
4. **IF MOVED, WHEN AND FROM WHERE:**



DESCRIPTION

- | | | | |
|----------------|---|---------|---------|
| 5. ARCHITECT | | BUILDER | |
| 6. DATE | 1828 | STYLE | Federal |
| 7. ALTERATIONS | Rear and side additions; concrete steps and modern railing;
aluminum/vinyl siding. | | |

BUILDER
STYLE Federal

8. NOTABLE FEATURES

SIGNIFICANCE

9. ARCHITECTURAL-HISTORICAL
Some of Guilford's new buildings of the 1870s (e.g., 49 South Fair Street and 164 Tanner Marsh Road) have doorways with a slightly curving arch like this one, indicating that the house was remodeled about fifty years after its construction. Its diminutive size and Federal form make a distinctive contribution to the neighborhood.

SOURCES

10. **SOURCES**
Dorothy Whitfield Society '76; Mary Hoadley Griswold, p. 150;
David D. Dudley Notes. Photographs: Guilford Keeping Society.

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 type="checkbox"/> Cut Stone | <input type="checkbox"/> Cobblestone | <input checked="" 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 checked="" 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 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 checked="" type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Slate | <input type="checkbox"/> Metal | <input type="checkbox"/> Other: |

14. **NUMBER OF STORIES:**

1 1/2

APPROXIMATE DIMENSIONS:

LOT SIZE: 3/4 ACRE
(APPROX)

15. **CONDITION: Exterior**

- | | | | | |
|---|-------------------------------|-------------------------------|-------------------------------|------------------------------|
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Open |
| <input type="checkbox"/> Rural | <input type="checkbox"/> Industrial | <input 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 type="checkbox"/> Vital | <input checked="" 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 |
|---------------------------------|---|--|

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22. **Name**

P. O. diseos

Date 7/17/81

Photographer

P. O. diseos

Date 7/17/81 Negative Roll 11:4

Organization:

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

Glfd's Neg Roll 11:14

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

This house was built in 1828 for Chloe Munger, a spinster from Madison, to whom the property was deeded by her brother Miles, owner of a house on the adjacent triangle of land (bounded by Market Place, State and Union Streets). Chloe Munger lived here until her death in 1842 when the property was deeded back to Miles.

The original home lot was enlarged in 1837 when the Borough of Guilford granted the Mungers additional land in front of their properties. Miles Munger's ownership was derived from the inheritance of his wife, Rachel Grumbley, whose mother Elizabeth Griffing Grumbley had received the land in 1801 from her brothers, Joel and Nathaniel Griffing. Their mother, Mindwell Stone, had inherited the land from her father Sgt. Joseph Stone.

Miles Munger's daughter, Emmeline, married in 1825 Franklin Phelps. It is believed they occupied this house following Chloe's death in 1842. Phelps was Guilford's postmaster 1856-61 and 1865-69. When he died in 1873, his wife's niece, Henrietta and her husband Sylvester Bennett inherited the house. Thus, the property was passed through the female line for four generations, an unusual record in Guilford.

In May 1925 the Guilford Public Health Nurse Association purchased the property from Byron H. Benton.

Sources: Mary Hoadley Griswold, Yester-Years of Guilford, pgs. 149-151; Guilford Nursing and Homemaker Services, Inc.