**HISTORIC RESOURCES**

**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

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Chittenden, Winfred, Boat Shed</th>
<th>Record No. 21464</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Chittenden, Winfred, Boat Shed</td>
<td></td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>3700 Durham Road (Route 77)</td>
<td></td>
</tr>
<tr>
<td>Town/City</td>
<td>Guilford</td>
<td></td>
</tr>
<tr>
<td>Village</td>
<td>North Guilford</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td>New Haven</td>
<td></td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Russo, Michael, &amp; Lenox, Raymond, 3700 Durham Rd, Guilford CT 06437</td>
<td>Public</td>
</tr>
</tbody>
</table>

### PROPERTY INFORMATION

Present Use: **Domestic: secondary structure/agricultural outbuilding; Domestic: single dwelling**

Historic Use: **Domestic: secondary structure/agricultural outbuilding; Domestic: single dwelling**

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

Interior accessible? ☐ Yes ☐ No If yes, explain **By appointment**

Style of building: **Workshop type barn/shed, Vernacular style**

Date of Construction: **c.1910**

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

- ☐ Clapboard
- ☐ Asbestos Siding
- ☐ Brick
- ☐ Wood Shingle
- ☐ Asphalt Siding
- ☐ Fieldstone
- ☐ Board & Batten
- ☐ Stucco
- ☐ Cobblestone
- ☐ Aluminum Siding
- ☐ Concrete (Type ____________)
- ☐ Cut Stone (Type ____________)
- ☐ Other **Vertical wood siding**

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: **1**

Approximate Dimensions: **22’ 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: **Rehabilitated in 2011 for future use as a seasonal farm stand**

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**FOR OFFICE USE:**

<table>
<thead>
<tr>
<th>Town #</th>
<th>Site #</th>
<th>UTM</th>
</tr>
</thead>
</table>

District: ☐ S ☐ NR If NR, Specify: ☐ Actual ☐ Potential

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-1-
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- [ ] Barn  [ ] Shed  [ ] Garage  [ ] Carriage House  [ ] Shop  [ ] Garden  
- [ ] Other landscape features or buildings: Stone retaining walls, deer fencing, potting shed, Quonnipaug Lake to east

Surrounding Environment:

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

• Interrelationship of building and surroundings:

See continuation sheet.

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

See continuation sheet.

Architect 2011: Rob Charney, Charney Architects LLC  
Builder 2011: Green Homes LLC

• Historical or Architectural importance:

See continuation sheet.

• Sources:


See continuation sheet.

Photographer Charlotte Hitchcock  
Date 4/20/2012

View Multiple Views  
Negative on File CTHP

Name Charlotte Hitchcock  
Date 4/26/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude: 41.385016, -72.701426

Threats to the building or site:

- [ ] None known  [ ] Highways  [ ] Vandalism  [ ] Developers  [ ] Renewal  [ ] Private  
- [ ] Deterioration  [ ] Zoning  [ ] Other________________        [ ] Explanation________________
• Interrelationship of building and surroundings:

The property is a 3.84-acre parcel on the west side of Durham Road, State Route 77, a roadway which hugs the west shore of Quonnipaug Lake and runs north-south through North Guilford, connecting Durham to the north with Guilford to the south. On the east side of the road, the property includes a .25-acre sliver parcel of shoreline. The land slopes up toward the west, with the land of the Chittenden Farm (3654 Durham Road) adjoining along the south and west property lines. The parcel jogs to the west and north, with a wooded portion extending behind several neighboring lots that are located close to the road and lakeside. All buildings are on the southern part of the property.

The house, built in 1927, and Garage I, sit on a knoll in a clearing surrounded by trees at roughly the center of the parcel. The garage was originally a Sears Roebuck kit cottage. It served as a residence until the larger house was constructed and was then converted to a garage. It is a 1-story gable-roofed structure with a gable-end facing east and a wing extending northward. A small root cellar is located southwest of the garage; it has been renovated and continues in the original use. The house is a 2 ½-story gable-roofed vernacular colonial style building with its ridge-line oriented north-south and its main eave-side facing east toward the road and lake. The three-bay façade has a center entry door under a gable-roofed porch, flanked by angle bay windows at the ground level. The second-floor has three one-over-one double-hung windows. A 1-story shed-roofed addition wraps around the north and west sides of the house. Siding is horizontal clapboards and roofing is asphalt shingles. These three structures have been recently rehabilitated and painted olive green with white trim.

The southern part of the parcel contains open lawn and several terraced garden beds with fieldstone retaining walls, an un-renovated Garage II, new Barns II and III (the former is a stable-like gable-roofed structure with a cupola, the latter is a small shed) all set toward the western part of the site. Barn I, the boat shed, is located close to the road along the east property line. To the south, there was formerly a gas station, no longer extant.

The southern part of the site is fully fenced with deer fencing. A drive enters the site north of Barn I and runs northwest uphill to the House and Garage I.

This site was formerly the orchards of the Chittenden Farm, immediately adjacent to the south and west. Located approximately six miles north of the center of Guilford, the area is rural, with houses, barns and outbuildings, open fields and areas of woodland. The shoreline of Quonnipaug Lake is more densely developed than the surrounding area, with vacation cottages built in the 1920s mixed with late 20th-century year-round homes. Six miles to the south, centered on the Guilford Town Green, is the Guilford Town Center National Register Historic District, a large district encompassing much of the town between the West River and East Creek; within this area are two Local Historic Districts. Nearer to the site, two miles to the southwest on Long Hill Road, is the Meetinghouse Hill National Register Historic District, focusing on two historic churches located on Ledge Hill Road and forming the historic center of the farming community of North Guilford.

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

Architectural description:

Inventory of structures (C – contributing, NC – non-contributing):

<table>
<thead>
<tr>
<th>Structure</th>
<th>Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>1927</td>
<td>C</td>
</tr>
<tr>
<td>Garage I</td>
<td>c. 1920</td>
<td>C</td>
</tr>
<tr>
<td>Root cellar</td>
<td>20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Garage/shed II</td>
<td>20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn I (Boat shed)</td>
<td>c. 1910</td>
<td>C</td>
</tr>
<tr>
<td>Barn II</td>
<td>2008</td>
<td>NC</td>
</tr>
<tr>
<td>Barn/shed III</td>
<td>2008</td>
<td>NC</td>
</tr>
</tbody>
</table>
Barn I (Boat shed):

This is a 1-story, gable-roofed barn or shed, 22’ x 34’. The ridge-line of the shed is oriented north-south. The building has been recently rehabilitated. The owners have preserved the original interior while re-siding the exterior and installing new foundation piers.

Exterior:

The east eave-side formerly had a pass-through door at the left (south) corner, with a crude concrete ramp down to grade (for moving boats to the lakeside). This opening has been filled in and the ramp removed. Toward the right, a six-pane window has been restored, then two window openings have been concealed by siding though they remain visible on the interior. Further right, a pair of six-pane windows are restored, and a pass-through door sided over. At the right (north) corner a pair of original six-pane windows have been replaced by taller six-over-six double-hung windows.

The north gable-end of the shed formerly had two pairs of six-paned windows, symmetrically placed, on the main level. The left-most window remains. The remainder of the north wall has been removed and replaced by a diagonal entry wall of glazed doors flanked by windows, recessed under the original roof on a new porch floor connecting to grade by steps to the north and a ramp to the west. A small four-pane window in the gable attic is restored.

The west eave-side has the opening to the porch at the left (north) end, and a triple group of six-pane windows in the center of the remaining wall.

The south gable-end of the shed has an original pass-through door opening at the left (west) corner, filled by a salvaged Victorian period door with arched glazed lights. To the right are two restored six-pane windows. Two small windows in the gable attic are restored as four-pane sash. A metal stove flue exits through the wall near the right (east) corner and rises above the roof level.

The shed has vertical, flush-board siding painted gray, with white window sash. Beveled wood window lintel trim has been restored and painted a contrasting green. The roof has metal roofing which replaced asphalt shingles.

Interior:

The interior has exposed balloon framing visible, with the interior face of the original siding exposed. The structure appears to have been built in two phases, with the north section of about 10-12 feet added. The exterior siding of the earlier north gable-end is extant below the rafter framing. The southwest corner has a partial partition enclosing a work area with a sink, which has been preserved. The interior floors have been refinished and serving counters made from salvaged materials. A wood stove sits in the southeast corner. The building has new wiring and lighting but remains un-insulated as a seasonal use structure.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:
1. Associated with the lives of persons significant in our past;
2. Embodying the distinctive characteristics of a type, period, or method of construction.

This boat shed is a unique structure and use for this area, and represents a period in the history of North Guilford when farm income was augmented by catering to a new wave of tourism as the urban middle class began to travel by automobile and to take vacations in the countryside. The small cottages that line the shore of Quonnipaug Lake are testimony to the trend of the early 20th century.

Historical background:

North Guilford was not settled until long after Guilford. It was first divided in 1705, and, as the Guilford historian Bernard Steiner records, “Soon after this, men were accustomed to go up from the First Society on Monday of each week to clear their lands and to return on Saturday. From the circumstance of their dwelling together through the week, the place began to be called Cohabit, a name which it long retained.” Farms were widely scattered and the population thin, as they have remained to this day. Nevertheless, barely ten years later
the “North farmers of Guilford” petitioned for a minister, and in 1717 land was allotted to them for a meeting house (Brown, Section 8).

Settlement accelerated when permission was granted for the Second Church Society. The Dudley family were among the early residents; subsequent marriages with Chittenden family members led to an extended family network.

The Chittenden family has farmed in this area since at least the 1870s, with the farmhouse at 3654 Durham Road dating to 1878. That house was built as the home of Dudley Chittenden (1851-1919) who with his wife Mary Elizabeth Page Chittenden (1858-1919) had four sons over a period of 14 years. Winfred Chittenden (1894-1974) was the youngest, and he moved next door, building a house in the family orchard.

Quonnipaug Lake became a popular vacation spot in the early 20th century, with hotels near the north end and cottages along the shoreline. Following the c. 1910 construction of the boat shed, Winfred or “Winnie,” ran a gas station and a seasonal store and boat rental business from the property, continuing into the 1960s. Boats were stored in the shed building and carried across the road (then a single lane and unpaved) down to the lake for rowing and fishing. There was also a soda fountain in the building.

Winfred and his wife Nancy Dudley Chittenden had one daughter, Mary Chittenden Williams, who has provided family history and photographs to the new owners, Michael Russo and Raymond Lenox, who purchased the property in 2004. Following the completion of renovations, their plans are to open a farmstand for their Trout Lily Farm, selling organic vegetables and cut flowers.

**Architectural significance:**

This boat shed is a unique structure and use for this area, and represents a period in the history of North Guilford when farm income was augmented by catering to a new wave of tourism as the urban middle class began to travel by automobile and to take vacations in the countryside. The small cottages that line the shore of Quonnipaug Lake are testimony to the trend.

After lying vacant for years, the little boat shed has been rehabilitated for a new use, which is representative of the current trend toward local food production. Agritourism is joining the lake cottage community as a way of life here.

**Sources (continuation):**

Photographs and field notes by Penny Colby 6/29/2010; Charlotte Hitchcock 4/20/2012.

Interview with Michael Russo, 4/20/2012, at the site. Historic photographs shared by Mary Chittenden Williams.

**Map resources:**

Town of Guilford Assessor's Records and GIS Viewer http://www.guilfordgis.com/

Parcel ID: 063013

Aerial views from:


UTM coordinates: http://itouchmap.com/latlong.html

**Print and internet resources:**


1. Location map of 3700 Durham Road, Guilford CT – from http://www.guilfordgis.com/

2. West view – aerial “bird’s-eye” map of 3700 Durham Road, Guilford CT – http://www.bing.com/maps accessed 4/26/2012. The Chittenden Farm is at the lower right and the boat shed is at the center, with the house at the extreme upper left.
3. Parcel map of 3700 Durham Road, Guilford CT – from http://www.guilfordgis.com/

4. Detail Site Plan Sketch showing location of resources, plan based on Town of Guilford GIS.
5. South view of house, camera facing north. Root cellar is at left, Garage I at center, house at right.

7. Southeast view of Boat shed, taken in 2010 prior to rehabilitation, camera facing northwest.

8. Southeast view of Boat shed, after rehabilitation, camera facing northwest.
9. Southwest view of Boat shed, camera facing northeast.

10. West detail view of new recessed entry and porch, with lake at rear, camera facing east.
11. Northeast view showing Barn II at left rear, Garage II at right, Chittenden Barn in center distance; camera facing south.

12. Interior view, camera facing southeast.
13. Interior view showing north wall of older section of the building, newer addition in foreground; camera facing southeast.

16. Boats on Quonnipaug Lake, photographs courtesy of Mary Chittenden Williams.
17. View of Quonnipaug Lake looking east. Site of the boat shed is still an apple orchard in this view. Chittenden Farm is at far right – barn with cupola, photograph courtesy of Mary Chittenden Williams.

18. Winfred Chittenden, photograph courtesy of Mary Chittenden Williams.