

**HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES**

HIST-6 REV 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

39

FOR OFFICE USE ONLY			
Town No.:		Site No.:	
UTM	1:8	6:8:5	4:3:0 4:5:7:0 4:6:0
QUAD:	Branford		
DISTRICT		IF NR, SPECIFY	
<input checked="" type="checkbox"/> S	<input type="checkbox"/> NR	<input type="checkbox"/> Actual	<input type="checkbox"/> Potential

IDENTIFICATION

DESCRIPTION

1. BUILDING NAME (Common)		(Historic)	
Private Residence		Blackstone House	
2. TOWN CITY		VILLAGE	COUNTY
Branford			New Haven
3. STREET AND NUMBER (and/or location)			
37 First Avenue		Map G9, Block 19, Lot 8; .86 acres	
4. OWNER(S)			
Robert P. Mailhouse			<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
5. USE (Present)		(Historic)	
One-Family Dwelling		Same	
6. ACCESSIBILITY TO PUBLIC:		EXTERIOR VISIBLE FROM PUBLIC ROAD	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		INTERIOR ACCESSIBLE IF YES, EXPLAIN	
7. STYLE OF BUILDING			DATE OF CONSTRUCTION
New England Colonial			1735-1750
8. MATERIAL(S) (Indicate use or location when appropriate)			
<input checked="" type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify)
<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:	
9. STRUCTURAL SYSTEM			
<input checked="" type="checkbox"/> Wood frame	<input checked="" type="checkbox"/> Post and beam	<input type="checkbox"/> balloon	
<input type="checkbox"/> Load bearing masonry		<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify)			
10. ROOF (Type)			
<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round <input type="checkbox"/> Other (Specify)
(Material)			
<input checked="" type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify)
11. NUMBER OF STORIES		APPROXIMATE DIMENSIONS	
2 1/2		60 feet x 36 feet	
12. CONDITION (Structural)		(Exterior)	
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
13. INTEGRITY (Location)		WHEN ?	(Alterations) IF YES, EXPLAIN
<input type="checkbox"/> On original site	<input type="checkbox"/> Moved		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Miscellaneous additions - dates unknown
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES			
<input type="checkbox"/> Barn	<input checked="" type="checkbox"/> Shed	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	
15. SURROUNDING ENVIRONMENT			
<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Indus-trial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS			

Located in Hotchkiss Grove, a shorefront community of twentieth century houses. Bordered on the south by a mid-twentieth-century house.

DESCRIPTION (Continued)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or exterior)

Constructed on a nearly-square plan with its ridge parallel to the facade, this structure has a steeply-pitched roof (45° or 12:12) with a stone center chimney which straddles the ridge. The house has a five-bay, nine-window facade with six-over-six sash. The entry has a pair of doors, flanked by fluted pilasters and crowned by a flat cornice with dentil moldings. The gable ends originally had five windows; the street facing gable has a large replacement window at the first story. The exterior is finished with clapboards on all sides. The house has a two-story ell at the northeast corner which in turn has an attached garage.

18. ARCHITECT: N/A BUILDER: Unknown

SIGNIFICANCE

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

The Blackstone House was first recorded on the W.P.A. survey and dated 1735-1750 based on the character of the house and some land record research. Local tradition attributes the house to Capt. John Blackstone and dates it very early eighteenth-century. The house was owned by Blackstones in the nineteenth century. In 1886 the property was purchased and developed into a summer resort by E. M. Hotchkiss of Waterbury. In 1907 the surrounding land was subdivided into building lots.

Architecturally, the house is representative of the full two-story central chimney plan New England house as it had evolved by the end of the Second Period, 1690-1720 (Keith).

The Blackstone house is significant in Branford's collection of eighteenth-century houses for its integrity of location, design, setting, materials, and workmanship as well as its association with the town's nineteenth-century summer resort history. As an example of eighteenth-century colonial architecture, it meets Criteria C of the National Register of Historic Places.

SOURCES

W.P.A. Federal Writers Project. "Census of Old or Distinctive Buildings in the State of Conn.," c.1936. Maps: Whiteford, 1852; Beers, 1868; Sanborn, 1924. Subdivision Map of Hotchkiss Grove owned by E. M. Hotchkiss, June 1, 1907. Charles H. Nichols, Eng. Branford Historical Society Records.

PHOTO

PHOTOGRAPHER: Jane P. Bouley DATE: July 1984

VIEW: West Elevation NEGATIVE ON FILE: CHC-File 19 Neg 4

COMPILED BY

NAME: S. Ardis Abbott & Robert B. Hurd DATE: 10/1/84

ORGANIZATION: Architectural Preservation Trust of Branford, Inc.

ADDRESS: 226 East Main Street, Branford, CT 06405



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None known Highways Vandalism Developers Other _____

Renewal Private Deterioration Zoning Explanation _____