

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

59 South Prospect Street, Hartford, Connecticut 06106  
(203) 566-3005

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

FOR OFFICE USE ONLY			
TOWN NO.:		SITE NO.:	
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

IDENTIFICATION

- 1. BUILDING NAME: Common: \_\_\_\_\_ Historic: Psi Upsilon House
- 2. TOWN/CITY: Middletown VILLAGE: \_\_\_\_\_ COUNTY: Middlesex
- 3. STREET & NUMBER (and/or location): 126 Broad Street
- 4. OWNER(S): William V. Bibisi PUBLIC  PRIVATE
- 5. USE: Present: Apartments Historic: Fraternity House
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road:  yes  no  
Interior accessible:  yes, explain with owner's permission  no

DESCRIPTION

7. STYLE OF BUILDING: Victorian Gothic DATE OF CONSTRUCTION: 1877

8. MATERIAL(S) (indicate use or location when appropriate):

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> clapboard                                     | <input type="checkbox"/> asbestos siding       | <input checked="" type="checkbox"/> brick ("pressed brick") |
| <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: <u>brownstone</u> |
| <input checked="" type="checkbox"/> other: <u>iron stair railings;</u> |  | <u>foundation, entrance stair,</u>                          |
| <u>wooden bay windows</u>  |  | <u>sills and lintels; yellow</u>                            |
|  |  | <u>sandstone trim</u>                                       |

9. STRUCTURAL SYSTEM:

- wood frame:  post and beam  balloon
- load bearing masonry  structural iron or steel
- other: \_\_\_\_\_

10. 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: \_\_\_\_\_

11. NUMBER OF STORIES: 3 1/2 APPROXIMATE DIMENSIONS: 26' x 62'

12. CONDITION: Structural:  excellent  good  fair  deteriorated  
Exterior:  excellent  good  fair  deteriorated

13. INTEGRITY: Location:  on original site Interior converted to apartments; third floor ad-  
Alterations:  no  yes, explain: ded; arches of entrance doors removed; connecting

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES: wall cut to join with 128 Broad Street

- barn  shed  garage  other landscape features or buildings: \_\_\_\_\_
- carriage house  shop  garden \_\_\_\_\_

15. SURROUNDING ENVIRONMENT:

- open land  woodland  residential  scattered buildings visible from site
- commercial  industrial  rural  high building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This structure is attached to the slightly earlier row house at 128 Broad Street. These buildings face west from the east side of Broad Street near the northeast corner of Broad and Court Street intersection. Their row configuration is unique to the area which consists primarily of detached residences, with some commercial buildings.

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

Psi Upsilon insignia in arch over entrance and on south facade beam ties  
Italian marble fireplace, first floor  
Decorative plaster ceiling in entrance hallway

**SIGNIFICANCE**

Architect: David R. Brown Builder: \_\_\_\_\_

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: This building was built in 1877 by the Xi Chapter of Psi Upsilon. Psi Upsilon was organized in 1843 as the first national Greek Letter society at Wesleyan; this building was also the first fraternity chapter house to be built at the University. It contained a dining room and parlor on the first floor, two story high meeting room with stage on the second floor, and a kitchen and living quarters for employees on the ground floor. The building was attached to 128 Broad Street (1874), and designed to be the end building of a proposed block of row houses. Psi Upsilon used this building until 1893 when their present facility was erected on High Street. In 1893 George Haines purchased the building and used it as his residence until 1902, when George Smith purchased the property for rental purposes. In 1955 William V. Bibisi completed title in both 126 and 128 Broad Street.

This building was constructed in a Victorian Gothic style adapted to its row configuration. It is complemented by the Victorian Italianate row style of the adjoining 128 Broad Street. Despite the use of similar stylistic elements found on some neighboring buildings (such as the Italianate 139 Broad Street and the Gothic Revival Russell Library, 119 Broad Street) these buildings are distinctive for their row configuration.

**PHOTOGRAPH**

photographer: Elizabeth Loomis  
date: 2/78 view: west  
negative on file: Roll 12, #12A



**COMPILED BY:**

name: John E. Reynolds date: 4/78  
organization: Greater Middletown Preservation Trust  
address: 27 Washington St., Middletown, Conn. 06457

19. SOURCES: Middletown Land Records; Middletown City Directories; Karl P. Harrington, History of the XI Chapter of Psi Upsilon (Middletown, 1935)

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

none known  highways  vandalism  developers  other: \_\_\_\_\_  
 renewal  private  deterioration  zoning  explanation: Structure (along with connected 128 Broad Street) is for sale; neighboring Middlesex Mutual Assurance Co. is considering its acquisition and possible demolition.