

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: First Randolph Pease House
- 2. TOWN/CITY: Middletown VILLAGE: \_\_\_\_\_ COUNTY: Middlesex
- 3. STREET & NUMBER (and/or location): 148 College Street
- 4. OWNER(S): Gor-Mar Corporation PUBLIC  PRIVATE
- 5. USE: Present: Offices (pharmacy north wing) Historic: Residence
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road:  yes  no  
Interior accessible:  yes, explain \_\_\_\_\_  no

DESCRIPTION

- 7. STYLE OF BUILDING: Federal DATE OF CONSTRUCTION: c. 1822
- 8. MATERIAL(S) (indicate use or location when appropriate):  

<input type="checkbox"/> clapboard	<input type="checkbox"/> asbestos siding	<input checked="" type="checkbox"/> brick
<input type="checkbox"/> wood shingle	<input type="checkbox"/> asphalt siding	<input checked="" type="checkbox"/> fieldstone foundation
<input type="checkbox"/> board & batten	<input type="checkbox"/> stucco	<input type="checkbox"/> cobblestone
<input checked="" type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> concrete: type: <u>poured</u>	<input checked="" type="checkbox"/> cut stone: type: <u>brownstone</u>
<input type="checkbox"/> other: _____	<input type="checkbox"/> cornices and pediment east side	<input type="checkbox"/> foundation (north wing)
		<input type="checkbox"/> ashlar over fieldstone; sills, lintels and arches
- 9. STRUCTURAL SYSTEM:  
 wood frame:  post and beam  balloon  
 load bearing masonry  structural iron or steel  
 other: \_\_\_\_\_
- 10. ROOF: type:  
 gable  flat north wing  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: 2½ APPROXIMATE DIMENSIONS: 25'x34' (wing 28'x50')
- 12. CONDITION: Structural:  excellent  good  fair  deteriorated  
Exterior:  excellent  good  fair  deteriorated
- 13. INTEGRITY: Location:  on original site  moved, when: \_\_\_\_\_  
Alterations:  no  yes, explain: Original north kitchen ell replaced by present north wing in 1958; early shutters removed
- 14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:  
 barn  shed  garage  other landscape features or buildings: former yard and garden to west is now parking lot  
 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 small Federal house is set close to the corner (northwest) of Broad and College Streets on a raised brownstone foundation. The added height balances this house with the more imposing Greek Revival structure on the southwest corner (151 College Street). This intersection displays a mixture of styles including, on the remaining corners, an altered Colonial gambrel-roofed building (138 College Street), and an early modern Art Deco commercial building at 70 Broad Street.

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

Early shutter fasteners (shutters have been removed)  
Varying treatment of gable ends: pedimented gable with fanlight east facade; open gable with cornice returns and 6/6 sash west facade

SIGNIFICANCE

Architect: \_\_\_\_\_ Builder: \_\_\_\_\_

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: This house was built between 1817 and 1825 for Randolph Pease, who, with his brother Aaron, operated a major grocery and dry goods business in Middletown. It is traditionally reported that in 1830 Pease became angered by the city's decision to widen College Street almost to his front porch. He bought the property across the street and built a Greek Revival house (151 College Street) to live in. The first Pease house has had several owners since then, among them the Hulburt family, who acquired the property in 1863. George H. Hulburt was president of the Middletown Plate Co., a manufacturer of plated gold and silver ware.

The three-bay, side hall configuration was a common type of house construction in the Middletown area. In its early application the gables were placed perpendicular to the street. The first Randolph Pease house, together with houses at 73 Pearl, 33 Ferry, and 36 South Main Street is one of the few remaining examples in brick of this early form. An unusual feature of the house is the different treatment of the gable ends. The use of a pedimented gable with fanlight on the east facade was perhaps an attempt to dress up the structure's Broad Street elevation, while the off-street west facade has a plain 6/6 sash in an open gable with cornice return.

PHOTOGRAPH

photographer: Elizabeth Loomis  
date: 7/78 view: south  
negative on file: Roll 33, #25



COMPILED BY:

name: John E. Reynolds date: 3/78  
organization: Greater Middletown Preservation Trust  
address: 27 Washington St., Middletown, Ct., 06457

19. SOURCES: Middletown Land Records; Middletown City Directories; Middlesex Tribune: Souvenir Edition (Middletown: 1896); Karl P. Harrington, Background of Wesleyan and Middletown Conn., 1823-1833 (Middletown: 1942); E.P. Augur, "Randolph Pease House" (Colonial Dames Report, 1924)

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

none known     highways     vandalism     developers     other: \_\_\_\_\_  
 renewal     private     deterioration     zoning     explanation: \_\_\_\_\_

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CONTINUATION SHEET

Item number: \_\_\_\_\_ Date: 1/90

First Randolph Pease House  
148 College Street, Middletown, CT 06457

