

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

19 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: Breese-Brainerd House Historic: Samuel Breese House
- 2. TOWN/CITY: Middletown VILLAGE: _____ COUNTY: Middlesex
- 3. STREET & NUMBER (and/or location): 273 Court Street
- 4. OWNER(S): Wesleyan University PUBLIC PRIVATE
- 5. USE: Present: English Department Offices Historic: Residence
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes no
Interior accessible: yes, explain office use no

DESCRIPTION

- 7. STYLE OF BUILDING: Greek Revival DATE OF CONSTRUCTION: Between 1830-1836
- 8. MATERIAL(S) (indicate use or location when appropriate):
 clapboard (upper story) asbestos siding brick
 wood shingle wing on south asphalt siding fieldstone
 board & batten stucco cobblestone
 aluminum siding concrete: type: _____ cut stone: type: brownstone
 other: _____ foundation; sills and lintels
- 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 west wing round other _____
 material:
 wood shingle roll asphalt tin slate
 asphalt shingle built up west wing tile other: _____
- 11. NUMBER OF STORIES: 2 1/2 APPROXIMATE DIMENSIONS: 75'x39'
- 12. CONDITION: Structural: excellent good fair deteriorated
 Exterior: excellent good fair deteriorated
- 13. INTEGRITY: Location: on original site moved, when: _____
 Alterations: no yes, explain: West wing added; south wing altered by addition of upper story
- 14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 barn shed garage other landscape features or buildings: Yard on south side
 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 sited typically for the upper Court Street area, set back from the street with small side yards and a yard to the rear. The gradual development of this area since the early 19th century is reflected in the variety of architectural styles represented on the street.

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

SIGNIFICANCE

Architect: Barzillai D. Sage Builder: Barzillai D. Sage

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: This building is attributed to Barzillai D. Sage who acquired the property from the United States Bank in 1830. Sage worked on some of the finest structures in Middletown, including the Alsop House and the First President's House at Wesleyan. In 1836 the property and building were sold to Samuel Breese. Erastus Brainerd and his heirs owned the property from 1852 to 1878. Brainerd founded the Brainerd Quarry Co. of Portland with his brother Silas in 1812. The property was transferred through numerous owners until its acquisition by Wesleyan University in 1973.

Although 273 Court Street is principally Greek Revival in appearance, a round-headed window in the pedimented gable and a bracketed, square columned entrance porch (recently removed) suggest the introduction of early Victorian stylistic elements. The house had always been used as a residence until Wesleyan altered and partially restored the interior for use as offices.

PHOTOGRAPH

photographer: Roger Sherman
date: 12/77 view: northwest
negative on file: Roll 6, #15A

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 Probate Court Records; Middletown Tribune: Souvenir Edition (Middletown: 1896); Middletown City Directories; Connecticut State Historical Commission Survey 1970; 1851 Clark Map; 1877 Bailey Map



20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

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