

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: Psi Upsilon Fraternity Building Historic: same
2. TOWN/CITY: Middletown VILLAGE: \_\_\_\_\_ COUNTY: Middlesex
3. STREET & NUMBER (and/or location): 242 High Street
4. OWNER(S): The Xi Chapter of Psi Upsilon PUBLIC  PRIVATE
5. USE: Present: Fraternity Historic: same
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road:  yes  no  
Interior accessible:  yes, explain with permission  no

DESCRIPTION

7. STYLE OF BUILDING: Early English Revival DATE OF CONSTRUCTION: 1891 to 1893
8. 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: brownstone trim  
 other: \_\_\_\_\_ granite foundation and columns
9. STRUCTURAL SYSTEM:  
 wood frame:  post and beam  balloon  
 load bearing masonry  structural iron or steel  
 other: \_\_\_\_\_
10. ROOF: type:  
 gable cross  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 front, 4 rear APPROXIMATE DIMENSIONS: 60'x70'
12. CONDITION: Structural:  excellent  good  fair  deteriorated  
 Exterior:  excellent  good  fair  deteriorated
13. INTEGRITY: Location:  on original site  moved, when: \_\_\_\_\_  
 Alterations:  no  yes, explain: Rear porch enclosed; interior renovated
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:  
 barn  shed  garage  other landscape features or buildings: parking lot  
 carriage house  shop  garden in rear
15. SURROUNDING ENVIRONMENT: College campus  
 open land  woodland  residential  scattered buildings visible from site  
 commercial  industrial  rural  high building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This picturesque structure is on the corner of High Street and College Street. It is part of the Wesleyan University campus which consists of a variety of distinguished buildings. Like the other university buildings on the east side of High Street, Psi Upsilon is on a discreetly landscaped site that slopes down from the street to the rear.

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

Original detail in chapter room: wooden columns; half timbering; exposed trusses and electric fixtures.

SIGNIFICANCE

Architect: Colin C. Wilson

Builder: C.O. Stone, probably was the interior carpenter

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: This building houses the Xi chapter of the Psi Upsilon fraternity, the first national Greek letter fraternity to be represented at Wesleyan University. It is one of the earliest buildings erected during an era of marked university expansion begun in the 1890's. Completed in 1893, this structure replaced the fraternity's original building at 126 Broad Street (constructed 1877). It provided the fraternity with a more spacious and distinctive chapter house, and a favorable campus location on High Street.

Constructed of "Pompeian" brick, the building was designed in the Jacobethan style. It exhibits a round arched main entrance, a turret, numerous chimneys and steep intersecting gables. The decorated gables display half timbering and terra cotta detail (strapwork). Other notable features are leaded glass windows, an open porch (loggia) on the north side with brownstone columns and an enclosed porch in the rear. This rear porch is supported by unusual columns constructed of rock faced granite discs. Ivy covered walls further emphasize the building's picturesque appearance.

Fashionable university buildings accentuate this section of High Street. Many of these

(see continuation sheet)

PHOTOGRAPH

photographer: Robert Svec  
date: 2/78 view: northwest  
negative on file: Roll 12, #23

COMPILED BY:

name: Robert Svec date: 5/78  
organization: Greater Middletown Preservation Trust  
address: 27 Washington St., Middletown, Ct. 06457

19. SOURCES: Middletown Land Records; 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: \_\_\_\_\_

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CONTINUATION SHEET

Item number: 18 Date: 5/78

Psi Upsilon Fraternity Building  
242 High Street, Middletown, Ct. 06457

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were once the elegant residences of Middletown's most prominent citizens. The Psi Upsilon building contributes to this dignified collection of High Street architecture.