STATE OF CONNECTICUT

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

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
5. USE: Present: Offices (pharmacy north wing) Historic: Residence
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: x yes no
Interior accessible: yes, explain ____________ x no

DESCRIPTION
7. STYLE OF BUILDING: Federal
8. DATE OF CONSTRUCTION: c. 1822
9. MATERIAL(S) (indicate use or location when appropriate):
   - clapboard
   - wood shingle
   - board & batten
   - aluminum siding and pediments
   -和其他:
   - asbestos siding
   - asphalt siding
   - stucco
   - concrete: type: poured
   - east side
   - brick
   - fieldstone foundation
   - cobblestone
   - cut stone: type: brownstone
   - ashlar over fieldstone; sills, lintels and arches
10. STRUCTURAL SYSTEM:
    - wood frame: post and beam balloon
    - load bearing masonry structural iron or steel
    -和其他:
11. ROOF: type: x gable x flat roof x mansard x monitor x sawtooth
    material:
    - wood shingle
    - roll asphalt
    - x asphalt shingle
    - built up
    -和其他:
12. NUMBER OF STORIES: 2½
    APPROXIMATE DIMENSIONS: 25'x34' (wing 23'x50')
13. CONDITION: Structural: excellent x good x fair x deteriorated
    Exterior: excellent x good x fair x deteriorated
14. ALTERATIONS: Location: x on original site moved, when:
    - north wing in 1958; early shutters removed
    - no x yes, explain: Original north kitchen ell replaced by present
15. SURROUNDING ENVIRONMENT:
    - open land x woodland x residential scattered buildings visible from site
    - commercial x industrial x rural x 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 in-
cluding, 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 Hulbert family, who acquired the property in 1863. George H. Hulbert 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:

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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.F. Augur, "Randolph Pease House" (Colonial Dames Report, 1924)

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

X none known __highways __vandalism __developers __other: ________________________
__renewal __private __deterioration __zoning __explanation: ________________________
First Randolph Pease House

148 College Street, Middletown, CT 06457