STATE OF CONNECTICUT

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

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 X PRIVATE

5. USE: Present: English Department Offices Historic: Residence

6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: X yes . no
   Interior accessible: X yes, explain office use no

DESCRIPTION
7. STYLE OF BUILDING: X Greek Revival DATE OF CONSTRUCTION: 1830-1836

8. MATERIAL(S) (indicate use or location when appropriate):
   X clapboard (upper story) __ asbestos siding
   __ wood shingle __ on south
   __ board & batten __ stucco
   __ aluminum siding __ concrete: type: __
   __ other: __

9. STRUCTURAL SYSTEM:
   __ wood frame: __ post and beam __ balloon
   X load bearing masonry __ structural iron or steel
   __ other: __

10. ROOF: type: X gable __ flat __ mansard __ monitor
       __ gambrel __ shed __ hip west __ sawtooth
       __ material: __ roll asphalt __ tin
       X asphalt shingle __ built up west __ slate
       __ other: __

11. NUMBER OF STORIES: 2 1/2 APPROXIMATE DIMENSIONS: 75' x 39'

12. CONDITION: Structural: X excellent __ good __ deteriorated
       Exterior: __ excellent __ good __ deteriorated

13. INTEGRITY: Location: X on original site __ moved, when:
       Alterations: __ no X yes, explain: West wing added; south wing altered by addition

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
       X barn __ shed __ garage __ other landscape features or buildings: Yard on
       __ carriage house __ shop __ garden __

15. SURROUNDING ENVIRONMENT:
       X open land __ woodland __ residential __ scattered buildings visible from site
       __ commercial __ industrial __ rural X 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.
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

COMPILRED 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:

- X none known  highways  vandalism  developers
- renewal  private  deterioration  zoning
- other: ______________________________

- explanation: __________________________