TOWN/CITY: Middletown  VILLAGE:  COUNTY: Middlesex
3. STREET & NUMBER (and/or location): 57 Highland Avenue
OWNER(S): James and Mary Chubbuck
3. USE: Present: Residence  Historic: same
3. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes  no
Interior accessible: yes, explain with permission.
4. DESCRIPTION
8. MATERIAL(S) (indicate use or location when appropriate):
   x clapboard  x asbestos siding
   x wood shingle  x asphalt siding
   x board & batten  x stucco
   x aluminum siding  x concrete: type: poured
   x other: Foundation: brick; foundation in wing
browstone; fieldstone; wood
9. STRUCTURAL SYSTEM:
   x wood frame: x post and beam  x balloon
   x load bearing masonry  x structural iron or steel
   x other:
   x gable  x shed  x mansard  x monitor  x sawtooth
   x gambrel  x shed  x hip  x round  x other
   x wood shingle  x roll asphalt  x tin  x slate
   x asphalt shingle built up  x tile  x other:
1. NUMBER OF STORIES: 2½
12. CONDITION: Structural: excellent  x good  fair  x deteriorated
    Exterior: excellent  x good  fair  x deteriorated
1. INTEGRITY: Location: x on original site  moved, when:
   Alterations: no  x yes, explain: Minor interior changes; storm windows; wood shingles;
entranceway added
1. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
   barn  shed  x garage  x other landscape features or buildings:
   carriage house  shop  garden
1. SURROUNDING ENVIRONMENT:
   open land  x woodland  x residential  x scattered buildings visible from site
   commercial  x industrial  rural  x high building density
1. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This small, one and one half story
   dwelling, on a large plot, is built into the slope of the hill. On the west side of High-
   land Avenue, it faces the rear of a large shopping complex which is located across the street
   to the east. To the north is a much later residence. Behind the house and to the south is
   use woodland.
SIGNIFICANCE

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: John Hall purchased the property on which this house sits in 1674. As early as 1698, a house appears in the deed references. Because of its configuration and materials, this structure is probably the house which the early deeds refer to. The house remained in the Hall family until the early 20th century.

The interior displays hand-hewn beams, a center chimney behind the ridge of the roof, fireplaces, wide floor boards, and an unusual staircase. The staircase, located behind the chimney, has three series of runs, with the third series of steps running in the same direction as the first. The exterior is clapboarded. The owner, currently applying wood shingles, reported that he found horse hair used as insulation behind the original clapboards. The Federal entranceway is an early alteration.

When Hall built here in the late 1600s, Highland Avenue was known as "the highway which runs on the west side of Pamecha Pond, toward Zoar." By the late 18th century, and throughout the 19th century, factories and mills were erected all along Pamecha Creek, and residences were built along the highway. This house is a unique survivor from the early days of settlement in this area.

PHOTOGRAPH

photographer: Elizabeth Loomis
date: 8/78 view: east
negative on file: Roll 30, #25

COMPILED BY:

name: Elizabeth Loomis date: 8/78
organization: Greater Middletown Preservation Trust
address: 27 Washington St., Middletown, Ct. 06457


20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

- [x] none known    - highways    - vandalism    - developers    - other:
- renewal    - private    - deterioration    - zoning    - explanation: