STATE OF CONNECTICUT

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

IDENTIFICATION
1. BUILDING NAME: Common: 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 x 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 x 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
   x load bearing masonry __structural iron or steel
   __other:
10. ROOF: type: x gable cross __flat __mансard __monitor __sawtooth
    __gambrel __shed __hip __round __other
    material: __wood shingle __roll asphalt __tin x slate
    __asphalt shingle __built up __tile __other:
11. NUMBER OF STORIES: 3 front, 4 rear APPROXIMATE DIMENSIONS: 60' x 70'
12. CONDITION: Structural: x excellent __good __fair __deteriorated
   Exterior: x excellent __good __fair __deteriorated
13. INTEGRITY: Location: x on original site __moved, when:
    Alterations: __no x 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
15. SURROUNDING ENVIRONMENT: College campus
    __open land __woodland x 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.

Construct 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:

- [x] none known
- [ ] highways
- [ ] vandalism
- [ ] developers
- [ ] other:
- [ ] renewal
- [ ] private
- [ ] deterioration
- [ ] zoning
- [ ] explanation:
Psi Upsilon Fraternity Building
242 High Street, Middletown, Ct. 06457

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