

Exchange Block
(Mansion House Block)
108-150 Main Street
Middletown
Middlesex County
Connecticut

HABS No. CT-326

HABS
CONN,
4-MIDTO,
8-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HABS
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HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. CT-326

EXCHANGE BLOCK
(MANSION HOUSE BLOCK)

Location: 108-150 Main Street, Middletown, Middlesex County, Connecticut.

USGS Middletown Quadrangle, Universal Transverse Mercator Coordinates: 18.696100.4603200.

Present Owner: City of Middletown (1978).

Present Occupants: Vacant (except for two retail stores), to be demolished for commercial redevelopment of the site.

Significance: The Exchange Block, largely constructed in 1827, is a notable example of a nineteenth century urban streetscape.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Dates of erection: The majority of the structures were constructed by Samuel D. Hubbard in 1827. His construction, known as the Exchange Block, may have extended from 114 to 150. This is based on a warrenty deed of March 7, 1854 for 114-116 which describes a large piece of land with the Exchange Building thereon. As far as can be determined, the land was acquired between 1812 and 1826 by Hubbard primarily from the distribution of the estate of his father. The building at 118-122 may be a turn of the century replacement. 112 was constructed during the nineteenth century. 108-110 was constructed during the twentieth century. This date is based on the 1868 lease to a store and land at the rear of the building on 108-110 (the current structure occupies the entire lot), and visual evidence.
2. Architect: Not known.
3. Original and subsequent owners: As has been noted in section 1 (Dates of erection), the lots of 114-150 were originally acquired by Samuel D. Hubbard between 1812 and 1826. By 1826 he had built the Exchange Block, and in 1854 he sold a large portion of the property to Joseph Taylor.

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The following chain of title to the land on which the structures stand is from the Middletown Land Records. The chain of title is incomplete and in some cases traces the history of the property prior to the current structure.

- a. 108-110: Although the current structure was constructed in the twentieth century, Pelton's Drug Store occupied the premises from 1863 until the mid 1970s.

Lease October 10, 1868, recorded October 15, 1868, in book 95, page 480. Samuel G. Southmayd to Collins and Pelton. Store and land in the rear thereof.

Lease March 20, 1871, recorded March 23, 1871, in book 101, page 129. Samuel G. Southmayd to Charles A. Pelton. Building used as drug store at annual rent of \$550.

Distribution October 16, 1914, recorded October 29, 1914, in book 141, page 124. Estate of Maria C. Southmayd to Alice G.S. Derby, being the property devised to the deceased by the will of Samuel G. Southmayd recorded in Volume 32, page 151, of probate record.

Warranty deed February 1, 1922, recorded February 2, 1922, in book 162, page 655. Alice G.S. Derby to Harry Field.

Distribution July 2, 1952, recorded July 22, 1952. Estate of Harry Field to Isadore Field and Meyer Field.

Warranty deed September 28, 1956, recorded October 1, 1956, in book 277, page 91. Isadore Field and Meyer Field to Fay Weitzman.

Deed October 21, 1977. Fay Weitzman to City of Middletown.

- b. 112-116 Main Street. This property was originally divided into two pieces, Piece I (north) or 114-116 Main Street, and Piece II (south) or 112 Main Street. They became one parcel of land after 1920. Both 112 and 114-116, based on evidence from the chain of title, were part of the original Exchange Block.

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114-116 Main Street

Warranty deed March 7, 1854, recorded in book 86, page 129. Samuel D. Hubbard to Joseph Taylor, William Southmayd and Alfred Southmayd (the description here is a large piece of land with the Exchange Building thereon).

Warranty deed March 24, 1854, recorded in book 86, page 159. Joseph Taylor, William Southmayd and Alfred Southmayd to Lucy Ann Weld.

Mortgage deed March 24, 1854, recorded in book 78, page 335. Lucy Ann Weld to Middletown Savings Bank, mortgage for \$1200.

Warranty deed January 10, 1855, recorded in book 86, page 401. Lucy Ann Weld to Aaron C. Arnold.

Return mortgage January 11, 1855, recorded in book 84, page 40. Middletown Savings Bank to Lucy Ann Weld "with a brick building thereon."

Warranty deed June 16, 1855, recorded in book 86, page 526. Aaron C. Arnold to Stillman N. Deming. One-half (Interest A).

Record of agreement February 25, 1859, recorded February 25, 1859, in book 88, page 264. Agreement re party wall by Nathaniel B. Smith, on the north, and Stillman N. Deming and Aaron C. Arnold, on the south, owners of stores in the block formerly owned by Samuel D. Hubbard, deceased (this agreement is evidence that 114-116 Main Street initially was part of the Exchange Block built by Hubbard).

Distribution February 6, 1874, recorded in book 24, page 617 of probate record. Estate of Stillman N. Deming to Edwin B. Deming. One-half (Interest A).

Notice of Sale April 18, 1874, recorded in book 101, page 619. Edwin B. Deming to John R. Pitt, Sr. One-half (Interest A).

Distribution September 8, 1879, recorded in book 89, page 82. Estate of Aaron C. Arnold to Melissa Ann Arnold. One-half (Interest B).

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Quit claim deed July 4, 1883, recorded in book 113, page 315. Jabez Jones to John R. Pitts, Jr. One-half (Interest A).

Notice of sale July 6, 1883, recorded in book 33, page 216 of probate record. Estate of John R. Pitt, Sr. to Jabez Jones. One-half (Interest A).

Warrenty deed December 31, 1913, recorded in book 148, page 43. John R. Pitt, Jr. to Richard and Nora Haggerty. One-half (Interest A).

Warranty deed June 7, 1916, recorded in book 148, page 441. Melissa Ann Arnold (Interest B) and Richard and Nora Haggerty (Interest A) to Antonia Farr.

112 Main Street, Piece II

Quit claim deed March 31, 1821, recorded in book 47, page 553. William Southmayd to Samuel D. Hubbard. Large piece of land received in distribution of estate of William Southmayd (his father) and from transaction with Southmayd's brothers in 1812 (a quit claim deed of 1822 from Samuel Hubbard to Samuel Southmayd suggests that a building was on the property at this time but was set back 39' from the street, MLR 51:118 February 23, 1822).

Quit claim deed November 11, 1828, recorded in book 55, page 371. Samuel D. Hubbard to Samuel Southmayd.

Warranty deed April 3, 1835, recorded in book 64, page 64. Samuel Southmayd to Lot D. Vansands.

Warranty deed September 9, 1853, recorded in book 82, page 510. Lot D. Vansands to Jessie Baldwin.

Distribution recorded in book 89, page 157. Estate of Jessie Baldwin to Carline Sill Baldwin.

Warranty deed November 25, 1919, recorded in book 157, page 386. Caroline B. Westlake to Leo B. Santangelo.

Warranty deed March 31, 1920. Leo B. Santangelo to Antonio Farr.

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112-116 Main Street

Mortgage deed February 1, 1920, recorded in book 159, page 481. Antonio Farr to Moodus Savings Bank. Piece I (north) 20'9" and Piece II (south) 10' on Main Street.

Mortgage deed April 11, 1922, recorded in book 165, page 60. Antonio Farr to Moodus Savings Bank.

Assignment of mortgage March 15, 1931, recorded in book 194, page 686. Moodus Savings Bank to Adeline C. Jones.

Assignment of mortgage March 15, 1937, recorded in book 194, page 686. Moodus Savings Bank to Adeline C. Jones.

Quit claim deed July 7, 1943, recorded in book 201, page 458. Adeline C. Jones to Walter C. Jones.

Distribution February 2, 1944, recorded in book 210, page 59. Estate of Walter C. Jones to Harry Field.

Warranty deed September 30, 1944, recorded in book 211, page 33. Harry Field to Isadore and Rose Heller.

Warranty deed May 3, 1945, recorded in book 211, page 149. Isadore and Rose Heller to Louis and Celia Meyers.

Warranty deed October 4, 1945, recorded in book 211, page 298. Louis and Celia Meyers to David J. Cohen. One-half interest.

Warranty deed August 3, 1946, recorded in book 22, page 581. David J. Cohen to Jacob Zibulsky. One-half interest.

Warranty deed May 22, 1956, recorded in book 273, page 566. Louis and Celia Meyers to Jacob Zibulsky. One-half interest.

Certificate of Taking January 2, 1975, recorded in book 433, page 13. Jacob Zibulsky taken by City of Middletown.

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- c. 118-122 Main Street: This building was probably constructed around the turn of the century, replacing a portion of the Exchange Block.

Deed March 24, 1854, recorded March 24, 1854, in book 86, page 143. Joseph Taylor, William Southmayd and Alfred Southmayd to Nathaniel B. Smith.

Quit claim deed September 15, 1893, recorded September 15, 1893, in book 124, page 309. Farmers and Mechanics Savings Bank to William K. Spencer, as conveyed to Nathaniel B. Smith by Joseph Taylor, William Southmayd, and Alfred Southmayd.

Distribution December 17, 1913, recorded December 19, 1913. Estate of William K. Spencer to Lizzie B. Spencer, widow, and Lizzie W. Sherman, daughter. One-half part each.

Quit claim deed August 31, 1917, recorded January 16, 1919, in book 157, page 124. Lizzie B. Spencer to Lizzie W. Sherman. One-half interest.

Warranty deed August 14, 1919, recorded October 11, 1919, in book 154, page 517. Lizzie W. Sherman to William E. Stroud.

Warranty deed November 24, 1919, recorded November 24, 1919, in book 162, page 26. Simon Edelberg to David Mittelman.

Warranty deed August 1, 1930, recorded August 1, 1930, in book 181, page 288. David Mittelman to Angelo DiMauro.

Warranty deed June 1, 1954, recorded June 1, 1954, in book 259, page 569. Angelo DiMauro to Morris Siegel.

Warranty deed October 31, 1966, recorded October 31, 1966, in book 350, page 101. Morris Siegel to Michael J. Pandolfo.

Warranty deed September 13, 1967, recorded September 13, 1967, in book 354, page 471. Michael J. Pandolfo to Middlesex Painting and Decorating Company.

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Warranty deed February 19, 1970, recorded February 19, 1970, in book 368, page 219. Middlesex Painting and Decorating Company to Michael J. Pandolfo.

Warranty deed October 6, 1972, recorded October 6, 1972, in book 388, page 77. Michael J. Pandolfo to City of Middletown.

- d. 124-132 Main Street: This structure was part of Hubbard's original Exchange Block.

Warranty deed March 3, 1854, recorded March 3, 1854, in book 86, page 142. Joseph Taylor, William Southmayd, Jr., and Alfred Southmayd to Anthony R. Parshley.

Distribution June 28, 1920, recorded June 28, 1920, in book 157, page 597. Estate of Sarah E. Parshley, widow of Anthony R. Parshley to James S. Parshley. Two parcels, first 138-150, second, 124-132 Main Street.

Warranty deed October 6, 1925, recorded October 6, 1925, in book 169, page 416. James S. Parshley to Mary E. Lynch. Partly from estate of Sarah E. Parshley (141/260), partly from estate of Clifford L. Parshley (157/597).

Warranty deed May 10, 1946, recorded May 11, 1948, in book 211, page 491. Mary E. Lynch to Nicholas A. Saraceno.

Warranty deed March 6, 1948, recorded March 6, 1948, in Book 222, page 461. Nicholas A. Saraceno to Sanas, Inc.

Warranty deed June 16, 1972, recorded June 27, 1972, in book 385, page 218. Sanas, Inc. to Nicholas A. Saraceno.

Warranty deed July 5, 1972, recorded July 5, 1972, in book 385, page 391. Nicholas A. Saraceno to City of Middletown.

- e. 134-136 Main Street: This structure was part of Hubbard's original Exchange Block.

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Warranty deed March 24, 1854, recorded March 24, 1854, in book 86, page 141. Joseph Taylor and Alfred Southmayd, owners of two individual third parts, and grantee, owner of third part to William Southmayd, Jr.

Warranty deed October 24, 1889, recorded October 24, 1889, in book 116, page 679. Heirs of William Southmayd to John B. Patterson.

Trustee's deed in bankruptcy October 7, 1905, recorded October 7, 1905, in book 134, page 678. John R. Patterson bankrupt to Ella L. Coe.

Warranty deed January 13, 1911, recorded March 31, 1911, in book 145, page 181. Ella L. Coe to Mary A. Longworth.

Warranty deed March 31, 1911, recorded March 31, 1911, in book 145, page 182. Mary A. Longworth to Morris Polin~~er~~ and Joseph A. Shapiro.

Warranty deed November 29, 1922, recorded December 5, 1922, in book 166, page 216. Morris Poliner to Harry L. Shapiro. One-half interest.

Deed April 16, 1928, recorded April 16, 1928, in book 178, page 645. S., P., M., J., H., and M. Shapiro to Harry L. Shapiro.

Quit claim deed May 29, 1946, recorded May 29, 1946, in book 214, page 380. Harry L. Shapiro to Rose Shapiro. One-half interest.

Distribution October 5, 1964, recorded October 14, 1964, in book 338, page 518. Estate of Rose Shapiro to Harry L. Shapiro. One-half interest.

Warranty deed November 6, 1967, recorded November 6, 1967, in book 355, page 445. Harry L. Shapiro to Shapiro's, Inc.

Certificate of Taking July 3, 1974, recorded July 3, 1974, in book 422, page 67. Shapiro's, Inc. taken by City of Middletown.

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- f. 138-150 Main Street: This structure was operated as a hotel, initially called the Mansion House. The hotel was first leased by Hubbard to E.W. Newton, who was also the proprietor. On February 1, 1842 (Middletown Land Records, book 66, page 462), Hubbard leased the structure to Pascal E. Hubbard for five years including gardens and yard, at the annual rent of \$500 and the manure made at the stable or barn. The furniture was included in the lease and was tabulated room by room. There were twenty-four rooms.

Warranty deed May 4, 1854, recorded May 5, 1854, in book 86, page 218. Joseph Taylor, William Southmayd and Alfred Southmayd to Anthony R. Parshley and Patrick Fagan.

(For acquisition by Taylor, Southmayd and Southmayd, see 114-116 Main Street, 1854, Book 86, page 129.

Distribution June 17, 1920, recorded June 18, 1920, in book 141, page 260. Estate of Sarah E. Parshley, widow of Anthony R. Parshley, deceased April 30, 1909 to estate of Clifford I. Parshley and James S. Parshley. Two parcels, 138-150 and 128-132 Main Street (124?).

Administratrix's deed June 28, 1920, recorded June 28, 1920, in book 157, page 597. Ellen F. (Parshley) Johnson, administratrix of estate of Clifford I. Parshley to James S. Parshley. Two parcels, first, 138-150, second, 124-132 Main Street, being same land half interest in which was recently distributed to the estate of Clifford I. Parshley.

Warranty survivorship deed February 26, 1944, recorded December 11, 1945, in book 213, page 587. Agatha Miceli to Mattie C. Parshley and James S. Parshley. Title acquired by Certificate of Distribution book 141, page 260 and book 157, page 598.

Quit claim deed September 30, 1960, recorded September 30, 1960, in book 310, page 50. Hartford National Bank acting as executor of will of Mattie Cone Parshley to Frederick B. Facius and Samuel A. Longworth.

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Warranty deed November 1, 1962, recorded November 1, 1962, in book 327, page 425. Frederick B. Facius and Samuel A. Longworth to Marino Realty, Inc.
References map 413, copy of which is appended.

Warranty deed August 23, 1971, recorded August 23, 1971, in book 377, page 235. Marino Main Realty, Inc. to City of Middletown.

4. Original plans and construction: A picture of the Mansion House, circa 1833, shows the Mansion House as having a one story porch under the north five bays, to the first pair of chimneys. It appears the this section constituted the hotel. The windows on each floor are four panes high, and have shutters. Beyond the Mansion House is a two-bay section to the next pair of chimneys, followed by two bays to the next pair of chimneys (now 134-136). This was followed by a section containing three round arch openings (now the northern part of 124-132). The building had a simple pitch roof.
5. Alterations and additions: The majority of structures have had additions of modern storefronts on the exterior and have had their interior spaces altered to accommodate stores.
 - a. 108-110 Main Street: The only major alteration to the structure is the addition of a modern storefront on the ground level.
 - b. 112-116 Main Street: It had been thought that this structure was originally two buildings joined at a later date by a common facade. Further structural testing, however, revealed that the two sections were of one fabric. It appears that the ground floor space, now occupied by the southern store, initially was open as a carriage way through the building, although there is no agreement on this point.
 - c. 118-122 Main Street: While this building is not as old as those on either side of it, it may be a reconstruction of an earlier building that would have been the normal (40') depth of the structures on the block.
 - d. 124-132 Main Street: Several features suggest that this structure originally was two structures of four and three bays. On the rear elevation the south (three-bay)

portion has a mansard roof, while the north portion has a pitched roof. This evidence is further substantiated by the location of the chimneys, one set in the north party wall, the other between the two sections.

There is a shallow, one-story brick addition on the rear elevation.

- e. 134-136 Main Street: The facade has been extensively altered. The second and third floors are covered by a layer of white bricks. The fourth floor is covered by aluminum with a pattern of three dimensional vertical projecting sections.

The view of the rear elevation indicates that the front mansard is in place underneath the layer of white bricks, but the roof of the original 40' section is pitched, indicating that the mansard is not original.

There is a substantial, two-story brick addition to the rear on brownstone foundation.

- f. 138-150 Main Street: The two southern storefronts appear to be the oldest in the block and may date from the turn of the century. The dormers have been removed.

This structure may have once been divided into two sections. An old view (see original plans and construction) depicts it as five and two bays.

There is a one-story frame addition at the north corner on brick foundations behind the first three front bays. Adjoining it is a brick one-story addition running behind the south four bays of the front.

B. Historical Events and Persons Connected with the Structures:

These structures are of interest as an architectural record of nineteenth century urban life. The records do show items such as a vigorous celebration of the thirteenth anniversary of the battle of New Orleans at the Mansion House, and the appointment of Samuel D. Hubbard, its builder, as lame duck Postmaster General in President Fillmore's cabinet. There is also documentation concerning the gentle decline of the Mansion House, as its name changed from the Mansion House to Douglas House, to Clarendon House, to Forest City Hotel to Parker House to Park

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Hotel. The Mansion House was a stop on the citizens stage between Middletown and Hartford. The balance of the buildings in the block over the years were modest retail enterprises on the ground floor and low cost housing on the upper floors.

C. Sources of Information:

1. Old Views: There is a picture of the Exchange Block, circa 1833, showing the Mansion House at the Town Farms Inn in Middletown.

2. Bibliography:

a. Primary and unpublished:

Greater Middletown Preservation Trust. Undated typescript, summarizing the history of the Mansion Block, from an undated article in the Middletown Press by J. Russell Ward. Middletown, Connecticut.

Goodell, R.A. and Associates, Inc. "Rehabilitation Study of the Mansion House Block, Middletown, Connecticut." Glastonbury, Connecticut: 1977.

Middletown, Connecticut. Middletown Land Records, Deed Books (see Original and subsequent owners for individual references).

Washington, D.C. National Register of Historic Places. Determination of Eligibility, Metro South Historic District (by David F. Ransom, 1978).

b. Secondary and published:

Harrington, Karl. The Background of Wesleyan and Middletown, 1823-1833. Middletown, Connecticut: Wesleyan University Press, 1942.

Prepared by David F. Ransom
Architectural Historian
West Hartford, Connecticut
May 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Exchange Block is a good example of a typical nineteenth century New England streetscape. The structures were used as retail stores on the ground floor and residential quarters on the upper floors.
2. Condition of fabric: The condition varies from good to deteriorated.

B. Description of structures: The width of the Exchange Block is approximately 222'. Originally, the buildings were 40' deep; however, numerous extensions have been added to the rear. The buildings are three, three-and-a-half, and four stories high. Exterior walls and party walls are of red brick. The front elevations of 108-110 and 134-136 are of frame construction, the others have 12" thick brick walls.

1. 108-110 Main Street: The rectangular, three story building measures approximately 20' (three-bay front) x 82'. The facade is composed of red, gold, maroon and black bricks laid in a random pattern. The ground floor is a modern storefront with the entrance to the upper floors in the north bay. The second floor has a tripartite window flanked by single windows. The glazing pattern is two panes in the top one-quarter over one pane. The glazing of the central window is similar, but slightly modified. There is a blind arch with concrete keystones over each of the windows. The arches are filled in with bricks set on end. The third floor has three one-over-one lights windows with concrete sills that form a belt course. There is a sheet metal cornice under a low parapet. The parapet has three concrete diamonds in a recessed panel of bricks set on end. It is capped by concrete blocks. The roof is not visible but is probably slightly pitched.

The colored brickwork and cornice extend for one bay on the south elevation. The remainder of the wall is in red brick. It is seven bays with windows of one over one lights. There is one chimney on this wall.

The ground floor was occupied by a drug store, with apartments on the upper floors.

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2. 112-116 Main Street: The original rectangular three story building is 30' (five-bay front) by 35'. The front elevation is composed of two storefronts on the first floor with the entry to the upper floors in the north bay. The brick is painted red. The windows on the upper floors are in one group of three and one of two. The windows are two over two lights. The sills and splayed lintels are painted white; the material underneath appears to be brownstone. There is a molded wood cornice. The roof is gable, with a chimney on the south edge.

There are one and two story brick and cinder block additions, approximately 27' x 35' on the rear elevation.

The interior is composed of two stores on the ground floor, and living quarters on the upper floors.

3. 118-122 Main Street: The rectangular four-story building measures 31' (five-bay front) x 80'. It is of brick. There are two storefronts with the entrance to the upper floors between them. There are two tripartite windows on the second floor. All windows have concrete sills and flat lintels of bricks set on edge. The third and fourth floors have windows composed of four-over-one lights. The brick lintels of the third floor form a continuous band across the facade. Between the third and fourth floors there is a band of projecting bricks. At the roof there is a corbeled brick cornice. The roof is sloped, and has four chimneys, two at the north wall, two at the south.

There is a three story section to the rear, that might be a later addition. All windows on this section have brownstone sills and segmental heads.

The interior is composed of two stores on the first floor. The tripartite window on the second floor suggests that the front might have been used for offices; the balance of the building was residential.

4. 124-132 Main Street: The rectangular, three-and-a-half story building measures 50' (eight-bay front) x 40'. The facade is of brick. There are three storefronts with the entrance to the upper floors in the southernmost bay. There are seven windows each on the second and third floor. With the exception of the southernmost window on the second story the windows are all two-over-two lights. The second story window

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is twelve-over-twelve lights. The lintels and sills are of brownstone. The mansard roof is covered with slate in a feather cut pattern. The roof has a dormer with two windows in the center, flanked by two single dormers to either side. The dormers are hip and are framed by turned posts. A wooden cornice occurs between the mansard and the third floor, with a secondary cornice at the top of the roof.

There is a mansard roof across the front of the building and on a portion of the rear elevation. The other section of the rear is pitched. There is a pair of chimneys, front and back, in the north party wall, and another pair between the fourth and fifth bays.

The interior is composed of three stores on the first floor; the upper floors are residential.

5. 134-136 Main Street: The rectangular building measures 22' (three-bay front) x 94'. It is three-and-a-half stories behind a modern screen. There is a single storefront on the first floor. Above it the second and third floors are covered by a layer of white bricks. The dormers and roof are covered by aluminum with a pattern of three dimensional vertical projecting sections.

A view from the rear indicates that a mansard is in place underneath the layer of white bricks. The rear roof is pitched. There are parapets rising above the roof over the north and south walls of the building. No chimneys are visible.

There is a substantial, two story, brick addition to the rear on brownstone foundations.

The interior was originally intended to have commercial uses on the first floor and residential on the upper levels. It was last used by a retail store that occupied several floors.

6. 138-150 Main Street: The rectangular three-and-a-half story building measures 74' (eleven-bay front) x 40'. The brick walls are laid in Flemish bond. There are three store fronts on the first floor, which are separated by entrances to the upper levels. The southern two storefronts appear to be the oldest in the block and may date from the turn of the century. The second and third floors have seven windows each. There were dormers on the mansard roof (since

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removed). The slate roof is of a similar pattern as 124-132. Below the cornice there are three brackets under each single dormer and five brackets under the double dormer. The dormers had a peaked gable with a rose in its center, and did not have turned posts. The mansard roof has three pairs of chimneys in the north wall, south wall, and between the fifth and sixth bays from the north. On the north elevation the foundations are visible. They are quarry-faced brownstone, with a water table of finished brownstone. There are a variety of window types. Four windows have twelve-over-twelve lights, two have two-over-two, and two have eight-over-twelve. All windows have brownstone sills and lintels, except the rear window on the third floor which has a segmental brick head.

At the north corner there is a one story frame addition on brick foundations. Adjoining it is a brick one story addition. Over this brick addition are wooden porches for the second and third floors.

The first floor is occupied by three stores. The upper floors are composed of apartments and single rooms. On the third and fourth floors a number of original details remain including molded window and doorway surrounds, fireplace surrounds, brownstone hearths, early six-panel interior doors, and gas lighting fixtures.

- C. Site: The Exchange Block occupies the east side of south Main Street from 108-150. It is in an urban setting.

Prepared by David F. Ransom
Architectural Historian
West Hartford, Connecticut
May 1978

PART III. PROJECT INFORMATION

This project was undertaken by the Middletown Redevelopment Agency with funding from the United States Department of Housing and Urban Development in compliance with Executive Order 11593 and a Memorandum of Agreement with the Advisory Council on Historic Preservation as a mitigative effort in the demolition of the Exchange Block. Photographs were taken by Harvey Limon of Limon Studio, Meridian, Connecticut. The architectural and historical data was prepared by David F. Ransom an architectural historian from West Hartford, Connecticut. The data was edited in the HABS office by Mary Beth Betts in June 1979.