

STATE OF CONNECTICUT

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

HISTORIC RESOURCES INVENTORY FORM  
For Buildings and Structures

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

IDENTIFICATION

- 1. BUILDING NAME: Common: \_\_\_\_\_ Historic: F. Perry Hubbard House
- 2. TOWN/CITY: Middletown VILLAGE: \_\_\_\_\_ COUNTY: Middlesex
- 3. STREET & NUMBER (and/or location): 101 High Street
- 4. OWNER(S): Wesleyan University PUBLIC  PRIVATE
- 5. USE: Present: Residence Historic: same
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road:  yes  no  
Interior accessible:  yes, explain with owner's permission  no

DESCRIPTION

7. STYLE OF BUILDING: Colonial Revival DATE OF CONSTRUCTION: c. 1896

- 8. MATERIAL(S) (indicate use or location when appropriate):  
 narrow clapboard      \_\_\_ asbestos siding      \_\_\_ brick  
\_\_\_ wood shingle      \_\_\_ asphalt siding      \_\_\_ fieldstone  
\_\_\_ board & batten      \_\_\_ stucco      \_\_\_ cobblestone  
\_\_\_ aluminum siding      \_\_\_ concrete: type: \_\_\_\_\_  cut stone: type: rusticated  
\_\_\_ other: \_\_\_\_\_ brownstone foundation

- 9. STRUCTURAL SYSTEM:  
 wood frame: \_\_\_ post and beam  balloon  
\_\_\_ load bearing masonry      \_\_\_ structural iron or steel  
\_\_\_ other: \_\_\_\_\_

- 10. ROOF: type:  
\_\_\_ gable      \_\_\_ flat      \_\_\_ mansard      \_\_\_ monitor      \_\_\_ sawtooth  
\_\_\_ gambrel      \_\_\_ shed       hip      \_\_\_ round      \_\_\_ other \_\_\_\_\_  
material:  
\_\_\_ wood shingle      \_\_\_ roll asphalt      \_\_\_ tin      \_\_\_ slate  
 asphalt shingle      \_\_\_ built up      \_\_\_ tile      \_\_\_ other: \_\_\_\_\_

11. NUMBER OF STORIES: 3 1/2 APPROXIMATE DIMENSIONS: Main House 50'x32'; E11 21'x43'

- 12. CONDITION: Structural: \_\_\_ excellent  good \_\_\_ fair \_\_\_ deteriorated  
Exterior: \_\_\_ excellent  good \_\_\_ fair \_\_\_ deteriorated

- 13. INTEGRITY: Location:  on original site \_\_\_ moved, when: \_\_\_\_\_  
Alterations:  no \_\_\_ yes, explain: \_\_\_\_\_

- 14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:  
\_\_\_ barn      \_\_\_ shed       garage\*       other landscape features or buildings: \*garage interior paneled with narrow beaded vertical boarding  
\_\_\_ carriage house      \_\_\_ shop      \_\_\_ garden

- 15. SURROUNDING ENVIRONMENT:  
\_\_\_ open land      \_\_\_ woodland       residential      \_\_\_ scattered buildings visible from site  
\_\_\_ commercial      \_\_\_ industrial      \_\_\_ rural      \_\_\_ high building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: The F. Perry Hubbard House is a large Colonial Revival mansion on the west side of High Street a block and a half south of the Wesleyan University campus. The sheer mass of the house, the high quality of its styling details, and the impressive setback enable the house to dominate the more modest surrounding houses.

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):

- Massive corbeled twin chimneys
- Flushboarded frieze with Adamesque swagger decoration
- Leaded glass door lights
- Stylized Palladian window on second floor facade
- Large entrance porch with triple sets of columns at the corners

SIGNIFICANCE

Architect: \_\_\_\_\_ Builder: \_\_\_\_\_

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: F. Perry Hubbard was the president for many years of Rogers & Hubbard Company. Their chief products were two patented bone formulations. Hubbard's Bone Base Fertilizer, and Hubbard's Black Diamond Granulated Raw Bone for Case Hardening. Around 1896, F.P. Hubbard purchased land immediately north of other Hubbard-owned property on High Street and moved into his new home by 1897. Sixty years later, in 1957, Wesleyan University purchased the property for faculty housing, which continues to be its use.

Much larger than its colonial period antecedents, the massive structure is overlaid with a wealth of decorative details based on classical forms. The house, sited at the head of a long, sweeping lawn, stands 3½ stories tall. Huge corbeled chimneys carry the height further. A modified Palladian window on the second floor, and the classically-inspired columns on the one-story front entrance porch add richness to the facade. The house has been well-maintained. The functional adaptive use still preserves the building's aura of prominence.

PHOTOGRAPH

photographer: Elizabeth Loomis  
date: 6/78 view: east  
negative on file: Roll 19, #11A

COMPILED BY:

name: Roger Sherman date: 4/78  
organization: Greater Middletown Preservation Trust  
address: 27 Washington St., Middletown, Ct. 06457



19. SOURCES: Middletown Land Records; Middletown Tax Records; Middletown City Directories

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

- none known     highways     vandalism     developers     other: \_\_\_\_\_
- renewal     private     deterioration     zoning     explanation: \_\_\_\_\_

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CONTINUATION SHEET

Item number: \_\_\_\_\_ Date: 1/90

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101 High Street, Middletown, CT 06457

