STATE OF CONNECTICUT

INNECUT HISTORICAL COMMISSION
3. South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005

STORIC RESOURCES INVENTORY FORM
For Buildings and Structures

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 X PRIVATE
5. USE: Present: Residence Historic: same
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: x yes no
   Interior accessible: x 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):
   x clapboard, asbestos siding, brick
   wood shingle, asphalt siding
   board & batten, stucco
   aluminum siding, concrete: type: cut stone: type: rusticated brownstone foundation
9. STRUCTURAL SYSTEM:
   x wood frame, post and beam x balloon
   load bearing masonry, structural iron or steel
10. ROOF: type:
    x gable, flat, mansard, monitor
    gambrel, shed, hip, round
    x other
    material:
    wood shingle, roll asphalt, tin
    asphalt shingle, built up, tile
    x other: Main House 50'x32';
11. NUMBER OF STORIES: 3½
    APPROXIMATE DIMENSIONS: E11 21'x43'
12. CONDITION: Structural:
    x excellent, x good
    Exterior:
    x excellent, x good
    deterioration:
13. INTEGRITY: Location: x on original site, moved, when:
    Altersions: x no, explain:
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
    x barn, shed, garage
    carriage house, shop, garden
    x other landscape features or buildings: *garage interior paneled with narrow beaded vertical boarding
15. SURROUNDING ENVIRONMENT:
    x open land, woodland, residential
    woodland, x 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 swaggery 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

photographer: 6/78

view: east

negative on file: Roll 19, 411A

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:

X none known  highways  vandalism  developers  other:

renewal  private  deterioration  zoning  explanation:
F. Perry Hubbard House
101 High Street, Middletown, CT 06457