

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

59 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: Crescent Street Row Houses Historic: Hotchkiss Block
- 2. TOWN/CITY: Middletown VILLAGE: _____ COUNTY: Middlesex
- 3. STREET & NUMBER (and/or location): 71-83 Crescent Street
- 4. OWNER(S): Eva Loffredo et al. PUBLIC PRIVATE
- 5. USE: Present: Offices & residential Historic: Residential - Apartments
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes no
Interior accessible: yes, explain with tenant's permission no

DESCRIPTION

- 7. STYLE OF BUILDING: Picturesque Eclecticism DATE OF CONSTRUCTION: #77-81: 1866-7
#71: c. 1895
- 8. MATERIAL(S) (indicate use or location when appropriate):

<input type="checkbox"/> clapboard	<input type="checkbox"/> asbestos siding	<input checked="" type="checkbox"/> brick
<input type="checkbox"/> wood shingle	<input type="checkbox"/> asphalt siding	<input type="checkbox"/> fieldstone
<input type="checkbox"/> board & batten	<input type="checkbox"/> stucco	<input type="checkbox"/> cobblestone
<input type="checkbox"/> aluminum siding	<input type="checkbox"/> concrete: type: _____	<input checked="" type="checkbox"/> cut stone: type: <u>brownstone</u>
<input checked="" type="checkbox"/> other: <u>wooden window caps, dormers, entrance porch</u>		<u>foundation</u>
- 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: 2½ APPROXIMATE DIMENSIONS: 90'x40' (#71, 19'x50')
- 12. CONDITION: Structural: excellent good fair deteriorated
Exterior: excellent good fair deteriorated
- 13. INTEGRITY: Location: on original site moved, when: _____
Alterations: no yes, explain: Interior adapted for office use; 1895 addition to south; #73 entrance porch replaced
- 14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 barn shed garage other landscape features or buildings: _____
 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: These row houses are on the west side of Crescent Street (connecting Main Street and Main Street Extension). Across the street to the south is the Middlesex Memorial Hospital parking lot. Close by to the north is the Gothic Revival South Congregational Church with its looming spire. The row houses sit high on the corner which serves as an "entrance" to the nineteenth century homes on the Crescent Street block.

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

SIGNIFICANCE

Architect: _____ Builder: _____

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: In 1866 Julius Hotchkiss purchased a large tract of land near Main Street. He built these row houses there between March of 1866 and September of 1867. Hotchkiss, a prominent Middletown citizen, was elected representative of the Second Congressional District of Connecticut, and was chosen Lieutenant Governor. Mr Hotchkiss was responsible for laying out and distributing most of the lots on Crescent Street.

From 1867 to 1942 a number of prominent Middletown citizens owned and occupied the row houses, including Charles Coles, a brilliant mathematician and local businessman; and Charles G.R. Vinal, at various times Judge of Probate, Mayor of Middletown, and Secretary of State. Vinal, husband of Amelia Hotchkiss, Julius Hotchkiss's daughter, was responsible for the building of the Queen Anne style addition attached to the south wall of the original structure.

Additional significance lies in the architectural character of the buildings. They prominently display the decorative elements of the Second Empire style: dormers; decorative lintels, and high style entranceways. These features, recently painted white, accent the scrubbed brick facade. Most of the units have been converted to office use; some still

(see continuation sheet)

PHOTOGRAPH

photographer: Elizabeth Loomis
date: 2/78 view: southeast
negative on file: Roll 14, #30A



COMPILED BY:

name: Elizabeth Loomis date: 6/78
organization: Greater Middletown Preservation Trust
address: 27 Washington St., Middletown, Ct. 06457

19. SOURCES: Middletown Land Records; Middletown City Directories; Joellyn Kuhnlein and Elizabeth Reynolds, "Row Houses" GMPT Report (unpublished, 1973); 1874 Beers Atlas; 1877 Bailey Perspective Map; 1915 Aeroview Map

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
Inventory number: 18 Date: 6/78

Hotchkiss Block
71-83 Crescent Street, Middletown, Ct. 06457

display fine woodwork and marble fire places on the interior.
These row houses, an unusual type of building in Middletown, are a reminder of a gracious and urban mid-nineteenth century life style. They are best remembered in Middletown as the site of the Crescent Street Hospital in the twentieth century.

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CONTINUATION SHEET

Item number: _____ Date: 1/90

Hotchkiss Block

71-83 Crescent Street, Middletown, CT 06457

