

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<br>POTENTIAL |

**IDENTIFICATION**

- BUILDING NAME: Common: \_\_\_\_\_ Historic: Hotchkiss Estate
- TOWN/CITY: Middletown VILLAGE: \_\_\_\_\_ COUNTY: Middlesex
- STREET & NUMBER (and/or location): 27-29 Woodside Circle
- OWNER(S): Otto and Cilli Rindfleisch PUBLIC  PRIVATE
- USE: Present: Residence (multiple) Historic: Residence
- ACCESSIBILITY TO PUBLIC: Exterior visible from public road:  yes  no  
 Interior accessible:  yes, explain \_\_\_\_\_  no

**DESCRIPTION**

- STYLE OF BUILDING: Victorian Cottage DATE OF CONSTRUCTION: 1864
- 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 type="checkbox"/> other: _____    |  | <u>foundation</u>  |
- STRUCTURAL SYSTEM:  
 wood frame:  post and beam  balloon  
 load bearing masonry  structural iron or steel  
 other: \_\_\_\_\_
- ROOF: type:  
 gable flared  flat  mansard  monitor  sawtooth  
 gambrel  shed  hip  round  other \_\_\_\_\_  
 material:  
 wood shingle  roll asphalt  tin  slate  
 asphalt shingle  built up  tile  other: 44'x36'; south additions
- NUMBER OF STORIES: 2½ APPROXIMATE DIMENSIONS: 13'x69'; rear addition 17'x22'
- CONDITION: Structural:  excellent  good  fair  deteriorated  
 Exterior:  excellent  good  fair  deteriorated
- INTEGRITY: Location:  on original site  moved, when: \_\_\_\_\_  
 Alterations:  no  yes, explain: \_\_\_\_\_
- RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:  
 barn  shed  garage  other landscape features or buildings: columned arbor  
 carriage house  shop  garden in rear, behind 25 Schuyler Avenue
- SURROUNDING ENVIRONMENT:  
 open land  woodland  residential  scattered buildings visible from site  
 commercial  industrial  rural  high building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This massive brick structure is located at the curved intersection of Woodside Circle and Schuyler Avenue. It faces north and overlooks a large barn across the street. Schuyler Avenue slopes down towards South Main Street where two gate houses, once part of the Hotchkiss estate, are situated. The surrounding neighborhood is primarily post World War II dwellings.

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

Columned arbor in yard next door, once a part of this large estate

SIGNIFICANCE

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

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

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: When local businessman Julius Hotchkiss erected this substantial brick residence in 1864, Woodside Circle was only a dirt drive leading from South Main Street to this estate. Hotchkiss, a native of Waterbury and that city's first mayor, arrived in Middletown in the late 1850s. He was the prime mover of the 1860s Crescent Street development and was responsible for the construction of the row house complex on Crescent Street and the Hotchkiss-Hubbard-Bacon Block (359 Main Street). In 1867 (during President Johnson's administration) he won a seat in the Congressional District; and in 1870 he was chosen lieutenant governor. Mr. Hotchkiss spent his retirement years reading and studying in his comprehensive library. After Hotchkiss' death in 1879, his daughter occupied the house until the early 1890s.

This house is styled in the picturesque mode of 19th century residential construction. It has an asymmetrical plan and a flared roof with elaborate verge boards. Brownstone sills and lintels, a bay with stained glass windows, and a formal entranceway contribute to the decorative detail which is displayed on all sides of the structure.

In 1896 the house was modernized. It is possible that at this time the wing, compatibly

(see continuation sheet)

PHOTOGRAPH

photographer: Elizabeth Loomis  
date: 6/78 view: northwest  
negative on file: Eoll 22, #13A

COMPILED BY:

name: Elizabeth Loomis date: 8/78  
organization: Greater Middletown Preservation Trust  
address: 27 Washington St., Middletown, Ct. 06457

19. SOURCES: History of Middlesex County (Chicago: J.B. Beers, 1884); 1851 Clark Map; 1874 Beers Atlas; 1877 Bailey Map



20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

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

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION  
33 South Prospect Street, Hartford, Connecticut 06106  
HISTORIC RESOURCES INVENTORY FORM  
for Buildings and Structures

|                     |   |           |                     |
|---------------------|---|-----------|---------------------|
| FOR OFFICE USE ONLY |   |           |                     |
| TOWN NO.:           |   | SITE NO.: |                     |
| UTM: 18             | / | /         | /                   |
| QUAD:               |   |           |                     |
| DISTRICT:           | S | NR:       | ACTUAL<br>POTENTIAL |

CONTINUATION SHEET

Form number: 18 Date: 8/78

Hotchkiss Estate  
27-29 Woodside Circle, Middletown, Ct. 06457

detailed, was added to the south side of the house, and the servants' quarters were moved west and attached to the wing's east wall.

This house is representative of the informal, picturesque character considered appropriate for a gentlemen's country residence. Although bounded by later residences, many of the elements of this large estate (pergola, barn and gatehouses) are still discernible.