STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

IDENTIFICATION
1. BUILDING NAME: Common: _____________________________ Historic: Hotchkiss Estate
2. TOWN/CITY: Middletown VILLAGE: _____________________________ COUNTY: Middlesex
3. STREET & NUMBER (and/or location): 27-29 Woodside Circle
4. OWNER(S): Otto and Cilli Rindfleisch _____________________________ PUBLIC X PRIVATE
5. USE: Present: Residence (multiple) Historic: Residence
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: x yes no
   Interior accessible: yes, explain _____________________________ x no

DESCRIPTION
7. STYLE OF BUILDING: Victorian Cottage DATE OF CONSTRUCTION: 1864
8. MATERIAL(S) (indicate use or location when appropriate):
   x clapboard _ asbestos siding
   _ wood shingle _ asphalt siding
   _ board & batten _ stucco
   _ aluminum siding _ concrete: type: 
   _ other: 
9. STRUCTURAL SYSTEM:
   _ wood frame: _ post and beam _ balloon
   x load bearing masonry _ structural iron or steel
   _ other:  
10. ROOF: type: 
    x gable ﬂared _ flat _ mansard _ monitor _ sawtooth
    _ gambrel _ shed _ hip _ round _ other
    _ material: _ wood shingle _ roll asphalt _ tin _ slate
    x asphalt shingle _ built up _ tile _ other: 44'x36'; south additions
11. NUMBER OF STORIES: 2½ APPROXIMATE DIMENSIONS: 13'x69'; rear addition 17'x22'
12. CONDITION: Structural: excellent x good x fair deteriorated
    Exterior: excellent x good x fair deteriorated
13. INTEGRITY: Location: on original site moved, when:
    Alterations: no yes, explain:
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
    x barn _ shed garage _ other landscape features or buildings: columned arbor in rear, behind 25 Schuyler Avenue
    _ carriage house _ shop _ garden
15. SURROUNDING ENVIRONMENT:
    _ open land _ woodland _ x 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

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

PHOTOGRAPH

photographer: Elizabeth Loomis

date: 6/78
view: northwest

negative on file: Roll 22, #13A

COMPiled BY:

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

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

X none known
highways
renewal
private
vandalism
deterioration
developers zoning
other:

explanation:
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.