

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
50 South Prospect Street, Hartford, Connecticut 06106
(03) 566-3005

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

IDENTIFICATION

1. BUILDING NAME: Common: Hartford Club Beverage Company Historic: Packing House, William Wilcox Manufacturing Company
2. TOWN/CITY: Middletown VILLAGE: _____ COUNTY: Middlesex
3. STREET & NUMBER (and/or location): 399 Highland Avenue
4. OWNER(S): James Bombaci PUBLIC PRIVATE
5. USE: Present: Beverage Retail Outlet Historic: Lock Manufactory
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: xyes no
Interior accessible: xyes, explain with permission no

DESCRIPTION

7. STYLE OF BUILDING: 19th Century Industrial DATE OF CONSTRUCTION: c. 1850
8. MATERIAL(S) (indicate use or location when appropriate):
 clapboard asbestos siding brick
 wood shingle asphalt siding fieldstone
 board & batten stucco cobblestone
 aluminum siding concrete: type: _____ cut stone: type: brownstone
 other: _____ foundation, sills & lintels
9. STRUCTURAL SYSTEM: interior framing
 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: 45'x53'
12. CONDITION: Structural: excellent good fair deteriorated
 Exterior: excellent good fair deteriorated
13. INTEGRITY: Location: on original site moved, when: _____
 Alterations: no yes, explain: Two wings (early) added to create larger building
 (See #18)
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 barn shed garage other landscape features or buildings: associated
 carriage house shop garden structure directly across the street to west;
original brownstone dam (used for power) to west
15. SURROUNDING ENVIRONMENT:
 open land woodland residential scattered buildings visible from site
 commercial industrial rural building density (medium)

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This area, bustling with small businesses in adapted buildings, marks a transition between the residences on Highland Avenue to the north and the commercial strip of development on South Main Street to the south. This structure, on the east side of Highland Avenue, sits on a pavement plot. Across the

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

Early safe in office

SIGNIFICANCE

Architect: _____ Builder: _____

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: In 1837 William Wilcox left his home town of Killingworth, Connecticut, and came to Middletown. He gained employment at the gun manufactory of Smith and Cooley, where he remained for four years. In 1845 he removed to "Zoar" and formed a co-partnership with L.D. Vansands for the manufacture of locks. Zoar is located on the Pameacha Pond on the Pameacha River, widely used in the 18th and 19th centuries for water power. By 1896 this factory complex had greatly expanded, and a number of structures used for offices and storage were erected. William Wilcox, who was a prominent citizen, continued in this place of business until the early twentieth century. Subsequently the building was occupied by various businesses; the most recent being the Ryan Oil Company. It is currently occupied by an outlet of the National Beverage Company.

This square brick structure has undergone various changes according to its occupants' needs. The north section of this building was the manufacturing packing house. It was built of brick with brownstone sills and lintels, in a simple industrial style with gable end toward the street. Two wings were affixed to the south wall giving the structure a

(see continuation sheet)

PHOTOGRAPH

photographer: Elizabeth Loomis
date: 8/78 view: A, west; B, east
negative on file: A, Roll 36, #18; B, Roll 36, #16

COMPILED BY:

name: Elizabeth Loomis date: 12/78
organization: Greater Middletown Preservation Trust
address: 27 Washington St., Middletown, Ct. 06457

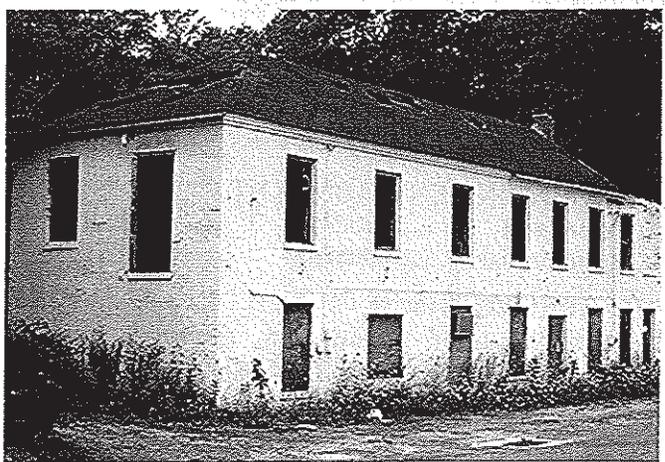
19. SOURCES: Middletown Land Records; Middletown City Directories; History of Middlesex County (N.Y.: J.B. Beers, 1884); Middletown Tribune: Souvenir Edition (Middletown: 1896)



A: 399 Highland Avenue

20. SUBSEQUENT FIELD EVALUATIONS:

B: 400 Highland Avenue



21. THREATS TO BUILDING OR SITE:

- none known highways vandalism
- renewal private deterioratio

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CONTINUATION SHEET

Item number: 16&18 Date: 8/78

Packing House, William Wilcox Manufacturing Co.
399 Highland Avenue, Middletown, Ct. 06457

#16

street is an abandoned structure, of similar size and construction, once a part of the manufacturing complex.

#18

"U" shape. The center of the "U" was later filled in, creating the present block form. All other changes are early, sympathetic, and add to the building's character. The interior displays post and beam construction and later wainscoting.

This building, the abandoned structure across the street (once the main building of the complex), and the dam to the west are the only remains of the once thriving William Wilcox Manufacturing Company.