

BASIC INFORMATION
ABOUT MIDDLETOWN



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The accompanying text and maps providing BASIC INFORMATION ABOUT MIDDLETOWN, CONNECTICUT has been gathered by the staff of the Commission on the City Plan and Zoning to provide an available source of certain fundamental facts about the community.

Similar previous collections of information have been useful to a number of persons in need of an overview of Middletown for the purpose of evaluating their own specific interest. Future revisions will be made as circumstances indicate the need.

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COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT 06457
201 MUNICIPAL BUILDING

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I. HISTORY

BEGINNING OF MIDDLETOWN

Mattabeseck was originally settled in 1650. The name was changed to Middletown in 1653 to signify its geographical position in the State.

The central location of Middletown is 15 miles south of Hartford and 10 miles east of Meriden. Surrounding towns are Portland, Cromwell, Berlin, Meriden, Middlefield, Durham and Haddam.

By 1750 Middletown had developed into an important river port and trading post and was the largest and wealthiest town in the State. The city of Middletown was chartered in 1784 and consolidated with the town in 1923.

The physical growth of Middletown has been closely allied to its development as a manufacturing center. Cultural development of the community was enhanced with the establishment of Wesleyan University in 1831.

II. PHYSICAL

- A. Area- Middletown has an area of 45 square miles.
- B. Altitude- The highest peak above mean sea level is 907 feet at Mt. Higby Reservoir. The lowest mean sea level is 15 feet at the Connecticut River.
- C. Topography- Middletown consists generally of rolling hills and numerous levels of lowlands. The Connecticut River and tributaries, the Sebethe River, Coginchaug River and Summer Brook are the principal waterways.
- D. Climate- The average annual temperature is 50.2°
The average annual rainfall is 50.34"
The average annual snowfall is 37.2"

III. PEOPLE

- A. Population- The 1970 U.S. Census reported the population of Middletown as 36,924.
During 1967, birth rate was 19.6 per thousand, death rate was 9.3 and marriage rate was 15.3.
Population over the last 60 years was: 1910-20,749;
1920-22,129; 1930-24,554; 1940-26,495; 1950-27,665;
1960-33,139.
- B. Population Tables- following tables 1 and 2.
- C. Government- The type of government for Middletown consists of a mayor and a common council.
- D. Ethnic Groups- following population tables

MIDDLETOWN, CONNECTICUT

III. PEOPLE

Population table 1

Community Development Action Plan Health Report 6 - Population Table 1

TEN YEAR SUMMARY OF VITAL STATISTICS

Year	Population (Estimated) (census)	Resident Births	Birth Rate	Resident Deaths	Death Rate	Deaths Under 1 year of age	Infant Mortality Rate	Marriages
1960	30,237	746	24.6	252	8.3	11	14.7	235
1961	30,770	674	21.9	302	9.8	10	14.9	220
1962	31,300	696	22.2	295	9.4	19	27.3	234
1963	31,500	670	21.2	278	8.8	12	18.5	313
1964	32,000	728	22.75	295	9.2	11	15.1	365
1965	32,000	680	21.25	320	10.	14	20.6	385
1966	32,100	619	19.28	304	9.5	9	14.5	361
1967	31,900	627	20.	320	10.	8	12.8	382
1968	31,900	591	18.5	302	9.4	13	22.	434
1969	32,200	616	19.1	289	9.0	4	6.5	446

III. PEOPLE

Community Development Action Plan Health Report - Population Table 2

	<u>Population</u>	<u>Public School Enrollment</u>
1960	29,250	5,319
1970	32,658	6,321

	<u>Population</u>	<u>% Increase</u>	<u>Public School Enrollment</u>	<u>% Increase</u>
1960	29,250		5,319	
1970	32,658	10.4	6,321	15.8

<u>Total Parochial School Enrollments</u>	
<u>1960-1961</u>	<u>1969-1970</u>
1,090	1,586

<u>Parochial Elementary School Enrollments</u>	
<u>1960-1961</u>	<u>1969-1970</u>
737	592

POPULATION TABLE FROM 1790 - 1970*

BASIC INFORMATION ABOUT MIDDLETOWN		Population table 3																																			
1790	5375	1800	5001	1810	5382	1820	6479	1830	6892	1840	7210	1850	8441	1860	8620	1870	11,126	1880	11,732	1890	15,205	1900	17,486	1910	20,749	1920	22,129	1930	24,554	1940	26,495	1950	29,711	1960	33,250	1970	36,924

* Connecticut Register and Manual 1971

III. PEOPLE

Ethnic Groups - pages 5-14 cultural Background
Community Development Action Plan Report 8

ITALIANS

The Italian community is the largest ethnic minority in Middletown. Oddly enough most of this community is descended from immigrants who journeyed from the small south-eastern Sicilian town of Mellilli. There was also substantial migration from the north Italian town of Abbruzy.

At this point in time the Italian community is well-assimilated into the Middletown community. Italians have much political and economic influence: many municipal officers, local merchants, and property holders are Italian. This fact would seem to assure Italians easy access to political information, cordial relations with merchants, and few restrictions beyond supply in obtaining housing.

Things were not always this way for Italians. They are reluctant to speak of the prejudice which they as a group were greeted with in America; they would prefer to forget these experiences, in fact repress them as not consistent with their image of America as an open society with few limitations to advancement other than an individual's skill and determination.

Yet it is a matter of record that immigrants with the first wave were exploited by employers who hired them for sub-standard wages. The Italians were particularly resented by the Irish. Before 1932 Italians attended the Irish parish St. John's; they were not allowed to be seated until after all Irish parishioners had been seated. When in the 1920's St. John's School became overcrowded all Italians were asked to leave. Also, in a situation that parallels that of the Spanish-speaking people today, there was much friction between police and those first-generation Italians who did not comprehend English. After World War II, when it first became economically feasible for Italians to own their own homes, they were barred from many areas of Middletown by neighborhood covenants.

Faced with this discrimination from other groups in Middletown, exclusive Italian organizations and facilities were formed; these organizations allowed Italians to remain relatively isolated from influences other than their own ethnic group. Two fraternal orders, the Sons of Italy and the Garibaldi Society have played a significant role in providing a bridge between the old world and the new. Over the years, the membership patterns in the club have changed reflecting the changing role of Italians in the community. For the first-generation (and for newly-arrived) immigrants the club has served as insulation from the cultural shock of Middletown and America. The second generation used to join these clubs as soon

as they were old enough. For them one senses club membership is an initiation into their role as adult males in the community. In the third and fourth generation club membership falls off drastically. A fair share of these generation never join the club; others join, pay dues, but never play a role in club affairs; for the rest the club is a place to get away from their wives and play cards. The clubs continue to serve a socialization function for newly-arrived immigrants; however, for the third and fourth generations the normal socializing institutions of church, family and school seem to be performing their function, therefore the club serves no purpose other than that of meeting place. This explains the falling off of interest in the third and fourth generation in club membership.

The situation in the clubs indicates what has happened to the Italians and other assimilated ethnic groups in the community; that is, during the first years of settlement, they were forced to rely heavily on their own organizations to provide the values and beliefs necessary for upward mobility and assimilation in the community. Once this Americanization has been attained, the club's membership drops off; the traditional Italian-American organizations, with their attendant lines of communication fall into disuse. However, supplementary organizations are not formed; the individual feels more American, but less tied to the community. He has become more American but at the cost of his rich ethnic heritage of which only a shadow is preserved.

A number of second- and third-generation Italians have remarked about this social phenomenon. In essence, they found it descriptive of their social situation but added slight modifications. One mentioned that his 77-year-old mother lived with his family. Her presence, he felt, kept the family together and promoted weekly family dinners. Her death, he felt, would end this family unity. He further stated that his own children did not possess a sufficiently strong family sense to care for him as he cared for his mother. He remarked, "You know it's a funny thing but if she dies (his mother) we won't be close any more. I have a big family -- two sisters, five brothers -- but when she's gone I won't see them. I don't know why -- I just won't." The strong Italian family structure has, it was agreed by all, been weakened, over the years.

Another second-generation member was distressed that "Carnival Night" was no longer celebrated with the same gusto as in the past. "We still have it, people still come; but it's just not the same." He felt that many of the real joys of his own youth had been preserved; but without the special meaning they once had. Old forms were preserved, but they were preserved devoid of context.

Both second and third generation members spoke of a breakdown in the traditional Italian family, church, and school. They were not agreed on whether this was a positive or negative thing. The second generation thought it a shame that their children and grandchildren lacked a fundamental sense of identity in their heritage. The third generation viewed the breakdown as inevitable in view of their parents teaching "be American, not Italian." They thought it good that their children would be for the most part freed from the conflict of choosing between traditional Italian and modern American values.

There has been lately a resurgence in ethnic pride and a renewed sense of group among Italians in Middletown, especially among the Garibaldi and high school students, because of racial tensions. In the summer of 1968, a "mini-riot" broke out among the Garibaldi and the black youth of the South End. It seems that the Garibaldi felt that the blacks were being handled too leniently by police; they resented what they saw as special treatment and decided to take matters into their own hands. The result was inter-group violence similiar to the gang warfare experienced among ethnic groups in the 1930's. Last year police were called into Middletown High School when resentments between white (predominately Italian) youths and blacks erupted.

These incidents, as well as an increase in street crimes, have caused an attitude of fear and suspicion to be generated by Italians toward blacks. Further, Italians are resentful because they say that blacks have been given everything, while everything that they have gotten is the result of their own hard work. At present, there is no framework or mechanism for these groups to hash out their differences. However, if economic hard times continue it is possible that Italians will become more sympathetic to the problems of poor blacks or grow more resentful and choose blacks as scapegoats for all ills, real or imagined, in our society.

POLISH COMMUNITY

There are 5,000-6,000 Polish-people in Middletown. From some informal discussions with four members of the Polish Falcons: one, a housewife; one, a senior citizen; one, an immigrant following WWII; and one, a middle-aged laborer; a number of major concerns became apparent; the mood of these people can be described as a very generalized unhappiness about the direction American and Middletown seems headed and a frustration over their powerlessness to change that direction. Three of the four people are life-long residents and when they compare the town of their past with the present city they become very agitated and distressed.

The Middletown that these people remember is one without the tensions experienced today. In the past, most of the Polish families lived in one or two neighborhoods, attended the same church, and went to the same parochial schools. Today this physical sense of community has been broken down by mixed marriages and the assimilation of Polish people into a more American life-style.

The Polish people remember when they were at the very bottom of the economic totem pole. They are fiercely proud of their social advancement. A sense of self-respect was generated, they claim, by the hard work they were forced to do for meagre wages. For them it was a matter of pride not to be on welfare. In their minds public assistance is associated with failure: the failure of the father to provide for the well-being of his family.

Thirty years ago the police force was predominately Italian or Irish, there were no Polish members; the Polish minority was in a position analogous to the black or Puerto Rican minority today. In retrospect, the Falcons admitted that tensions between police and community existed but claimed that they were nowhere as serious as those of today. Further, the element of maliciousness, of destruction, and of the threat of physical violence was said to be completely absent. Authority was respected and heeded with only the dissension of muttering and grumbling.

The respect for authority perhaps achieved its greatest fulfillment in the school system. Most children in the Polish community attended parochial schools. In the school there was respect and discipline; what the teacher said went, no questions asked. These extended to such areas as dress, where families sacrificed to be able to send their children to school in the navy blue suit and Buster Brown collar that was the prescribed uniform of the day. According to these people "children are sent to school for one reason: to learn" and they view an authoritarian atmosphere as the only proper environment for education.

Given these attitudes: a fierce pride in their own achievements, a respect and belief in authority, it becomes easier to place in proper context the fears and suspicions that these people express. It becomes easier to understand their desire to return to simpler times.

A primary concern was that the group felt they could not walk the streets confident of their safety. They remarked that they didn't feel safe walking down side streets of the South End or the North End. In fact, recently they claimed that they didn't feel comfortable walking on Main Street after dark. The oldest member of the

group claimed that he used to enjoy an evening Main Street stroll but that he has curtailed the practice out of fear. An elderly bartender at the Falcons Club was mugged walking home from work. One Falcon had been robbed on the street. Their fears were supported by either their own experiences or the experience of someone they knew.

These people feel helpless to improve the situation. They ask somewhat plaintively "where is our authority?" The police department they feel is of virtually no help. The prevailing view is that "politics" have hamstrung police action. One person claimed "nobody's afraid of cops anymore. They can't use their guns. They can't do this. They can't do that. They can't do anything." This erosion of police authority held to be symptomatic of the erosion of authority throughout society as a whole.

The lack of respect for police is to the Polish people evidence of the lack of respect given hard work in general. This group views welfare and other forms of public assistance as a force which destroys the value of hard work. This was a point that was returned to again and again. The feeling of the group was that "everybody wants something for nothing, people want things without working for them -- everybody is looking for loopholes, everybody breaks laws." They characterized our society in which people "want more for nothing." The only solution they saw was to "get everybody off welfare."

Each of the members of the discussion group had a particular abuse that they saw as indicative of the abuse of public assistance. One group was particularly disturbed by a picture in the Middletown Press of welfare recipients drinking premium beer. He claimed "what you don't have you can't spend" and wished to know why these people were drinking premium beer instead of working. Another member was distressed by a mother buying Pampers instead of diapers; cat litter, and dog food with food stamps. Such things she felt were better foregone than paid for by taxpayers.

The Polish people have many dissatisfactions with the school system. One mother claimed, "I'd never send my kid to junior high school in Middletown. I'd scrub floors before I send my kids to public school here." The general breakdown of authority is seen most dramatically in the schools. The group blames many of our problems on the school, where they claim a breakdown in teaching has ended discipline and respect for authority. They liken the position of school teacher to policeman; that is, the teacher no longer has the authority of community respect to keep the order necessary for proper learning. The Polish group was particularly angered by

parents' intervention in school disputes on the side of their children. Actions of this type, they believe are license for greater disruptions in the future.

Curiously enough, the members of the Polish Falcons had little direct knowledge of the welfare recipients they excoriated or the school system they condemned. They claimed that all they knew was what they read in the paper or saw on television. If they had a bad experience, it accounted for the whole of their opinions. Their charges were blanket condemnations resting on the most minimal contact with the smallest of sub-groups. Nevertheless, they had no hesitation about labelling or categorizing the conduct of large group of people.

JEWISH COMMUNITY

There is a community of 400 Jewish families in the Middletown area. The synagogue on Church Street serves as the focal point for Jewish community activities. The Jews of Middletown seem unaffected by what appears to be national renaissance of ethnic pride among Jews. In a round-table discussion, any differences with other ethnic groups were scrupulously avoided while points of similarity were constantly brought up and emphasized.

First, the group felt that the size of the Jewish population in Middletown was ideal. Were it smaller, there might be more clannishness. Jews might tend to seek each other out more; keeping the congregation going might become a struggle; there would be more pressure on Jews by Jews for perserving culture and traditions. Were it larger, there might be resentment of Jews by other ethnic groups. As it is now, Jews blend into the community without too much internal or external friction.

The group felt that they had never experienced any ethnic discrimination in Middletown. There were no bars to political or economic advancement operative, nor any obstacles to the purchase of property. The Jews were quite proud that in Middletown they felt that they wielded economic and political power out of proportion to their numbers.

The evolution of Jews in the community is similar to that of Polish and Italians; that is originally Jews lived in one neighborhood of town; had no money, and encountered various forms of discrimination both subtle and blatant. By the third generation, however, Jews had dispersed from their one neighborhood, moved from poverty to comfort, and from tradition to assimilation.

For a time Jews prided themselves on their good relations with the black community. In fact liberal Jews viewed themselves as black's best and perhaps only friend in the community. Recently, however, there has been a cooling-off period in this relationship. Jews are distraught that they no longer feel safe on the streets at night. Formerly residents of the South End, the Jews are distressed by changes in the climate of this neighborhood.

Blacks no longer receive the financial support they once did from Jewish philanthropic organizations. The reasons for this are varied and complex. First, Jews are turning inward and are now more likely to contribute to Zionist causes. Second, there is the feeling also prevalent in the Italian and Polish sectors of the community, that blacks have been pampered. Third there is some resentment of the separatist and Pro-Arab cast to black militants.

The Jews maintain, however, that black anti-semitism has not surfaced in Middletown. "Look this is not New York, or even Hartford, we don't have the problems of a big city. This is the country. We just don't have the problems of Jews in urban centers," one person claimed.

The dominant mood of Jews is that Middletown is a comfortable place to live. They feel that they have access to information through political channels. They do not feel estranged from any ethnic groupings in the city, and they feel that the community is small enough so that adequate communications among everyone are possible. The only tensions are racial in nature and in this respect Jews are similiar to other white ethnic groups in the city.

THE PUERTO-RICAN MINORITY

The community of 500 Spanish-speaking Puerto Ricans is seriously alienated from the larger Middletown community. The fact that they speak Spanish prevents them from routine social interactions with merchants, public officials, and members of the health, social service, and education bureaucracies; their orientation to Puerto-Rican culture and folkways prevents their rapid assimilation into an American life-style; and differences between American expectations and values and Puerto Rican expectations and values causes identity conflicts, role-strain and tension, especially pronounced in children of immigrants.

Most crucial of all problems is, of course, the language problem. Because Puerto Ricans generally do not speak English and because most others do not speak Spanish, a great deal of fear, suspicion, and jealousy is generated on both sides. Merchants are distrustful of Puerto Ricans, most of whom businessmen mistakenly believe are on welfare and unable to pay bills. Credit is rarely extended and merchants are extremely leery of dealing with Puerto Ricans.

Puerto Ricans, also, have a great deal of difficulty in receiving medical assistance. They report long delays in hospital waiting rooms, being harassed by doctors about payment before treatment, and being subjected to a humiliating barrage of questions about their financial condition all during their interactions with physicians.

This treatment by physicians causes frustration and resentment and, it would seem, justifiably so. Naturally, a family's concern is the health of the sick or injured person. The delays and obstacles that they encounter, along with the type of questions they must answer, indicate to them that physicians are more interested in their own economic advancement than in the health of the sick individual. Such experiences promote a growing cynicism among Puerto Ricans about the level of community concern for their well-being as fellow humans.

The nature of the interactions that the Puerto Ricans have with merchants, physicians, etc., leads them to suspect that they are not treated as individuals but lumped together and labelled by society. All treatment they feel preceeds from the assumption of the societal stereotype and not their needs, desires, or behavior as individuals. Strangely enough, the Puerto Ricans are not enthusiastic about learning English: a step which removes much of the fear and suspicion in their dealings with the citizenry. In English classes run by CAGM, there is little interest in learning more English than is necessary for survival; Puerto Ricans want to learn

what to say to the grocer and what to say to the Doctor. Beyond that there is little desire to learn. There is little desire on the part of the larger community to learn Spanish. The relative reluctance of Puerto Ricans can perhaps be explained in terms of their loyalty to the culture and folkways of Puerto Rico.

A number of problems that the Spanish-speaking people encounter result between the clash of traditional Puerto Rican and traditional American values. The life-styles and pace of the two cultures is tremendously different. Spanish-speaking people fondly recall life in Puerto Rico as an easy, non-discriminatory, day-by-day existence. Doors were left unlocked and people greeted one another on the street. It was a life style foreign to the general prohibitions and inhibitions of life in America.

An example of this difference is the following: in Puerto Rico it is not unusual for a group of people to gather on a street corner and play guitars and sing. Such behavior in Middletown is likely to be broken up by police officers eager to prevent a breach of the peace. Such incidents are commonplace and are instrumental in the formation of passive attitudes towards authority developing in some Puerto Ricans. Because of language and cultural differences, Spanish-speaking people feel unable to affect the course of their lives and feel therefore helpless in their dealings with public officials.

American society also causes different valuations to be placed on the roles men and women play in the family structure. In Puerto Rico, the place of the woman is at home where she keeps house, cooks, and raises the children. The man works and at the end of each pay period gives his check over to his wife who manages finances. In America, the man's check is often not adequate to support the family; the woman often is forced to get a job. This situation forces the woman to redefine her role vis-a-vis her children (the mother in traditional Puerto Rican society is often the daughters' best friend) and to redefine her role vis-a-vis her husband. This causes the male to feel some status deflation in his role of family provider. The total effect is one of tension in which traditional roles have to be redefined in terms of the realities of the American social system.

Perhaps Puerto Ricans feel most dramatically the conflict between their traditional way of life and the American way in the school system. The Puerto Ricans view the school system in Puerto Rico as looking for what is outstanding in a child and developing it. They view the American system as one which tries to adjust all children to a pre-set standard of values and expectations. The Puerto Ricans feel that many of their children are talented in areas such as music

and art that are not valued by the school system which places its primary values right from the elementary level, on developing the skills and attitudes necessary for a college-level education. Therefore, the Puerto Ricans feel that the school system is neglecting and leaving undeveloped the potential of their individual children in order to train all children to some socially set level of standards not necessarily consonant with the child's abilities and interests. This makes them bitter and reinforces their belief that they are not treated as individuals but as a social class. Further, they are distraught that their children are judged on standards that don't flow from the child's abilities and interests but rather a general view of what abilities and interests of a child are worth developing.

E.
 THE TOTAL GEOGRAPHIC AREA OF MIDDLETOWN IS 27,200 ACRES WHICH IS
 APPORTIONED INTO ZONING DISTRICTS AS SHOWN IN THE TABLE BELOW. 10/24/72

ZONE	AREA IN ACRES	% OF TOTAL
R-1	21,500	79.15
R-2	250	1.0
R-3	620	2.3
R-4	150	.6
P.R.D.	660	2.4
B-1	25	.1
B-2	185	.80
B-3	77	.04
I-1	305 ⁽¹⁾	1.1
I-2	1,720 ⁽²⁾	6.3
I-3	1,720	6.3

NOTES

(1) 10% of I-1 area is actually occupied by Industrially uses.

(2) 17% of I-2 area is actually occupied by Industrially uses.

IV. ARTS and RECREATION

An organization, known as the Middlesex Alliance for the Arts, was formed in April, 1968 to promote and coordinate many cultural events throughout the Middletown area. During each year the organization sponsors a celebration highlighting many of their events

The Recreation department provides year-round programs for adults and children, furnishing facilities for many of the activities.

The Park department maintains the parks, playgrounds and ball fields. Palmer Field a completely lighted football and baseball field has a seating capacity of 5,500. Veterans Memorial Park is the city's largest park. It's sites include public swimming pool, wading pool, playground and picnic area. Wadsworth Falls, state owned, has picnic facilities and a small lake for swimming. Crystal Lake Park, area of 27 acres, offers complete recreational facilities including bathing, fishing and boating. Wesleyan University offers ice-skating in their indoor hockey and skating rink.

V. EDUCATION

Wesleyan University founded in 1831 is situated on the west side of the main business district. Its enrollment includes students from around the country and foreign countries. Wesleyan's undergraduate program has a heavy emphasis on independent study. The five doctoral programs are World Music, Mathematics, Biology, Chemistry and Physics and two teacher-training programs, M.A. in teaching and graduate summer school.

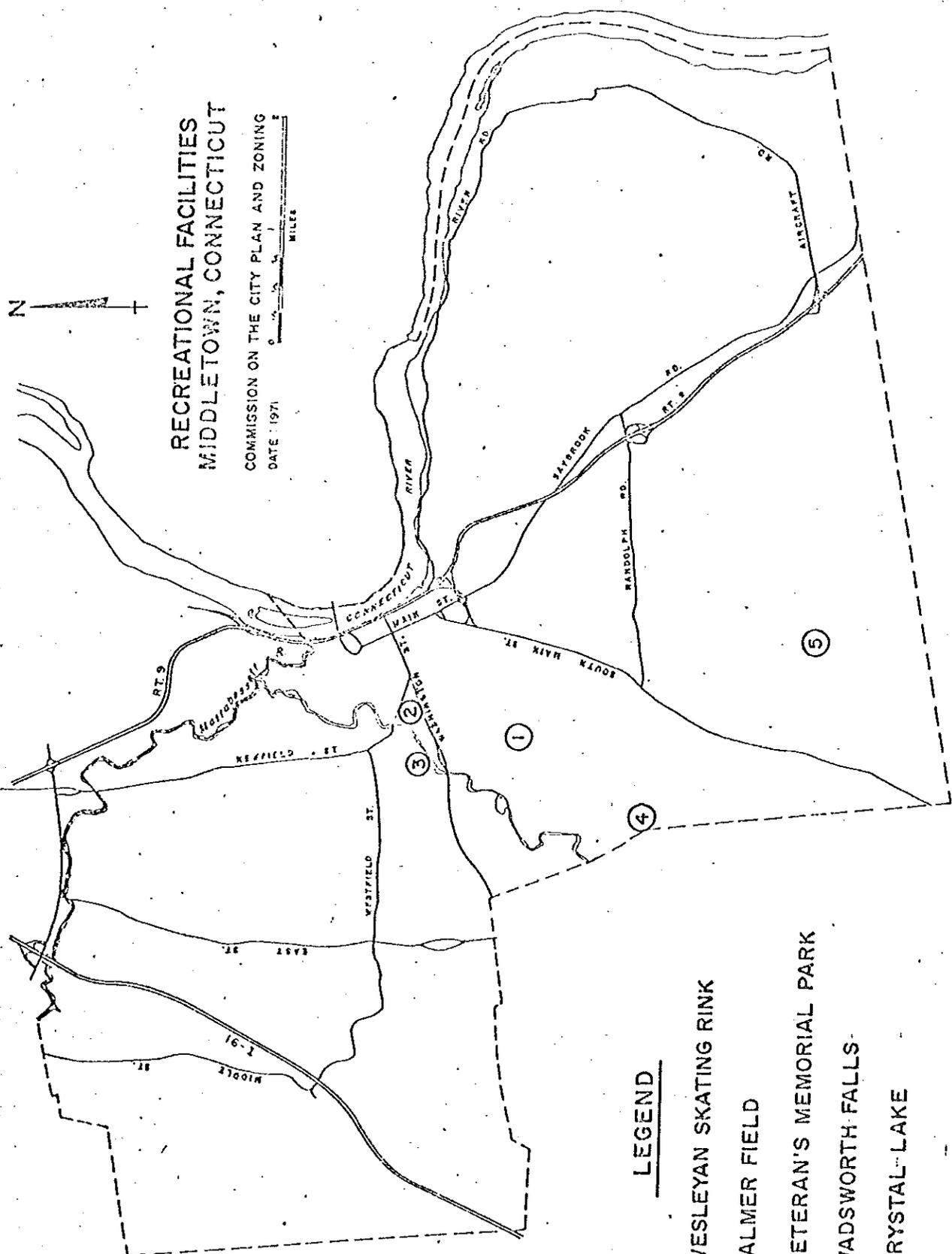
Many events at Wesleyan in fields of music, theater, and art are open to the public.

Middlesex Community College founded in 1966 is part of the Community College System. Main headquarters are located at Woodrow Wilson Senior High School.

MCC provides two year liberal arts programs for those students wishing to transfer to institutions of higher learning and train those in a variety of semi-skilled professions.

The number of presently existing schools in Middletown are:

Public elementary schools	10
Parochial elementary schools	3
Public middle schools	2
Public high schools	2
Parochial high schools	2
Technical schools	1
<hr/> Total	<hr/> 20



**RECREATIONAL FACILITIES
MIDDLETOWN, CONNECTICUT**

COMMISSION ON THE CITY PLAN AND ZONING
DATE: 1971

LEGEND

- ① WESLEYAN SKATING RINK
- ② PALMER FIELD
- ③ VETERAN'S MEMORIAL PARK
- ④ WADSWORTH FALLS
- ⑤ CRYSTAL LAKE

PUBLIC & PRIVATE SCHOOLS

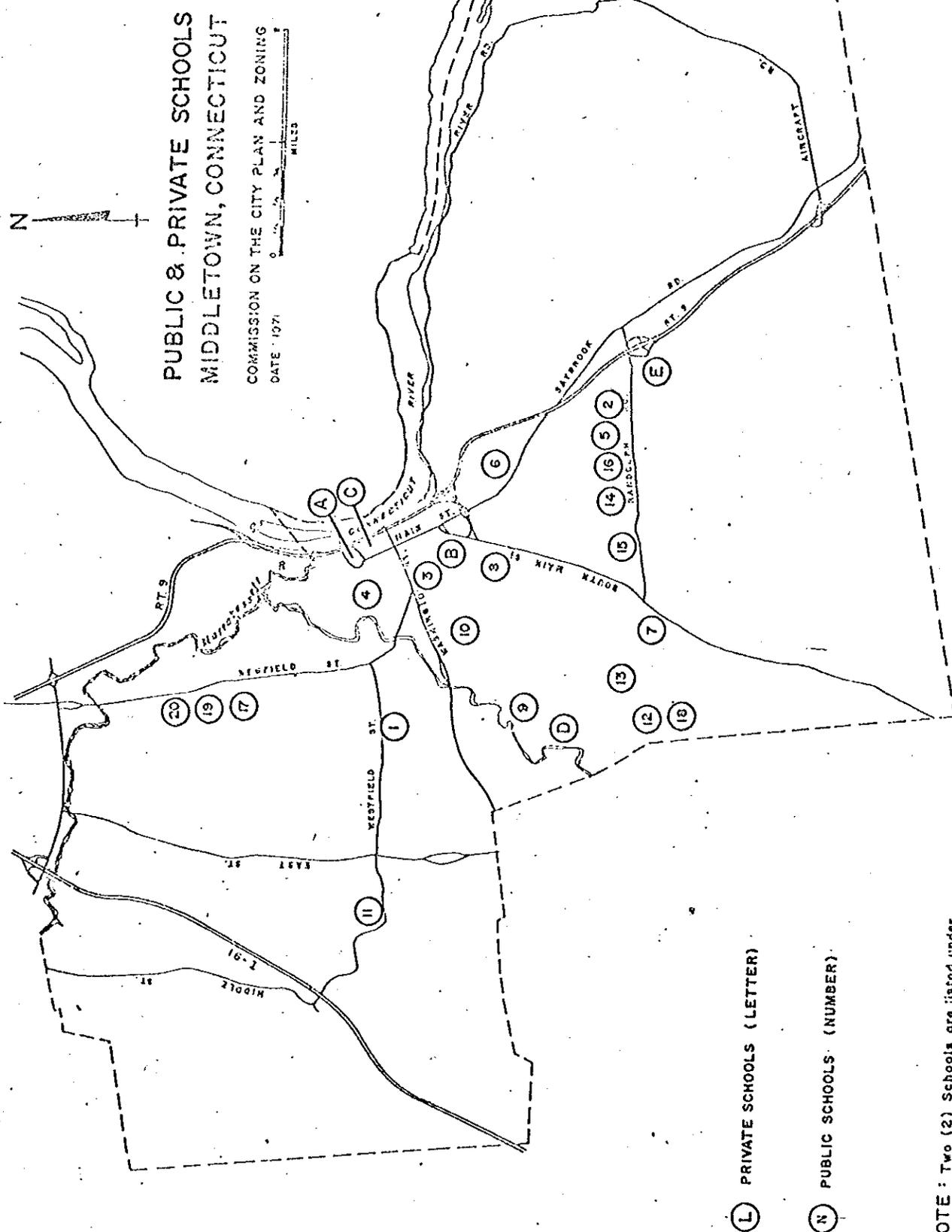
PUBLIC SCHOOLS

1. Bertrand Spencer
2. Frederick Bielefield
3. Central Middle
4. Commodore MacDonough
5. Farm Hill
6. Hubbard Elementary
7. Long Hill
8. Middletown High
9. Staddle Hill
10. Florence Stillman
11. Van Buren Moody
12. Vinal Regional
13. Wilbert Snow
14. Woodrow Wilson Senior High (including Vocational-Agricultural)
15. Woodrow Wilson Middle (including Ekersley Hall annex)
16. Middlesex Community College
17. (new) Middletown High*
18. Vivian Wesley Elementary
19. Middle School*
20. Lawrence Elementary

PRIVATE SCHOOLS

- A. St. Johns
- B. St. Marys
- C. St. Sebastians
- D. Mercy High
- E. Xavier High

* under construction



**PUBLIC & PRIVATE SCHOOLS
MIDDLETOWN, CONNECTICUT**

COMMISSION ON THE CITY PLAN AND ZONING
DATE 1971

0 1 MILES

(L) PRIVATE SCHOOLS (LETTER)

(N) PUBLIC SCHOOLS (NUMBER)

NOTE: Two (2) Schools are listed under #1s 14 and 15. See listing page 17

VI. HEALTH FACILITIES

The Middlesex Memorial Hospital was established in 1904. It is fully accredited by the Joint Commission on Accreditation of Hospitals. On completion of the \$12 million expansion the hospital will increase from 254 beds to 405 beds. Many educational and career programs are offered at the hospital and offers a variety of clinics.

The Connecticut Valley Hospital is a state mental health facility serving 42 towns. It is fully accredited by the Joint Commission on Accreditation for Hospitals.

There are approximately 56 physicians with local offices, 25 dentists with local offices and 7 convalescent homes.

VII. HOUSING and HOUSING REPORT

Community Development Action Plan Housing Report 7 - Housing Tables and Middletown Housing Supply Report following.

VII. HOUSING and HOUSING REPORT

Community Development Action Plan Housing Report 7 - Housing Tables

1950-1960.

	<u>% Population Increase</u>	<u>% Housing Unit Increase</u>	<u>% Difference</u>
Middletown	11.9	26.9	+15.00

Median# of Persons per Households

Midstate Planning Region

(1960)

Town	Per Household	Per Owned Household	Per Rented Household
Cromwell	2.89	3.06	2.40
Durham	3.05	3.05	3.06
E. Hampton	2.34	2.52	1.82
Haddam	2.31	2.44	1.79
Middlefield	3.15	3.14	3.18
Middletown	2.46	2.63	2.19
Portland	2.74	2.77	2.48

Here is the latest summary of Middletown's housing supply. Your attention is called to the 1% of detached housing units in place (since '70) compared to the 31% of attached housing units. Development proponents, those with formal applications before the Commission and/or in the discussion stage, recognizes an unmet need for detached housing units at a reasonable price.

11/7/72

MIDDLETOWN'S HOUSING SUPPLY AS OF NOVEMBER 2, 1972

1960 & 1970 Information from Census of Housing:

<u>1960</u> 9544	18.3% Incr.	<u>1970</u> 11289	<u>Units in Place since '70</u> 4100 or 32% Incr.	<u>Concept Approved</u> 4483 or 39% Incr.
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Total Housing Supply Increase In Place & Concept Approved = 8583 or 71% Incr.

More Detailed Information of Housing since the 1970 Census:

Detached Housing Units

in Wesleyan Hills PRD I	115
in Westlake PRD II (Special Housing)	202
not in a PRD	183
<hr/>	
Total	500 DHU

Attached Housing Units

in Wesleyan Hills PRD I	38
in Westlake PRD II	473
not in a PRD (<u>not</u> Special)	1648
not in a PRD (Special)	1441
<hr/>	
Total	3600 AHU

Increase of Housing Units in Place	4100
Housing Units Concept Approved	4483
<hr/>	
Total	8583

Percentage of Detached Housing Units	1%
Percentage of Attached Housing Units	31%
<hr/>	
Total increase in all types of Housing Units	32%

HOUSING SUPPLY MIDDLETOWN, CONNECTICUT (3/2/72)

PUD PROJECT	BEING DEVELOPED BY	AREA	OPEN SPACE	AUTHORIZED HOUSING UNITS	UNITS TO DATE	PRICE RANGE	OTHER FEATURES
PRD I Mesleyan Hills	H111 Development Corp. (sponsored by Wes. Univ.)	288 ac.	60 ac.	1,100	70 detached 38 attached	27,500 to 50,000+ 27,000 to 50,000+ all owner-ship	42,000 sq. ft. of merchantile & office space authorized. none developed.
PRD II Westlake	George Achenbach d/b/a/ A.R.C. Construction Co.	315 ac.	44 ac. of "common open space" plus addition in each project	3,300	473 attached 202 detached (HUD 235)	rental approx. \$250. up 235 owner-ship \$21,000	132,000 sq. ft. of merchantile & office space authorized. none developed.
PRD IZI North Hills	Alex Rosenberg and Associates	38 ac.	13 ac.	152 max.	none (attached proposed)	not established	no merchantile proposed
PRD IV Cedar Village	Monarch Builders and Developers	40 ac.	not established	160 max.	not established	not established	not established

Percentage of Special Housing Compared with the Total Housing Supply Increase in Place and Concept Approved.

	<u>Housing Units</u>
Newfield Towers	100
Westlake-The Highlands	202
Meadoway-Rose Circle	218
Stoneycrest-Stoneycrest Drive	199
Stoneycrest Towers	100
Wadsworth Grove-McKenna Drive	45
Maplewood Terrace	50
Elderly Housing-William & Broad Sts.	129
Goodyear Site-Low Income	60
<hr/>	
Total Special Housing	1103
Special Housing Units in Place	1103
Housing Units in Place & Concept Approved	7480
<hr/>	
Total	8583
Percentage of Special Housing	6%
Percentage of Housing Units in Place & Concept Approved	65%
<hr/>	
Total	71%

MIDDLETOWN HOUSING IN THE 70'S

P. R. D's

I. Wesleyan Hills - 1,100 proposed housing units

Adult Condominium - 38 AHU^{*}; 26/2 bedrm., 12/3 bedrm.

Blue Spruce - 18 DHU^{**}

Blue Bell - 18 DHU

Blue Grass - 16 DHU

Blue Bird - 15 DHU

Blue Orchard - 15 DHU

Red Roads - 27 DHU

Yellow-Yellow Road - 12 DHU

Yellow-Orange Road - 12 DHU

Yellow-Red Road - 9 DHU

Yellow-Green Mini Neighborhood - 13 DHU

Yellow Birch - 13 DHU

II. Westlake - 3,301 proposed housing units

Phase I - Trolley Crossing - 191 AHU; 24/1 bedrm. garden apt., 24/2 bedrm. garden apt., 20/1 bedrm. townhouse, 32/2 bedrm. townhouse, 9 1/2 bedrm. townhouse w/garage.

Phase II - The Highlands - 202 DHU/3 bedrm.

Phase III - Burgundy Hill - 282 AHU; 186/1 bedrm., 96/2 bedrm.

Phase IV - The Farms - 88 DHU

III. North Hills - 152 AHU (proposed) 38 blds. w/4 units per blds.

IV. Cedar Village - 160 AHU (proposed), 40 acres

* AHU - Attached Housing Units
** DHU - Detached Housing Units

APTS. - ATTACHED HOUSING UNITS

- 1 Sutton Place - Washington Street - 2 blds., 212 units;
132/1 bedrm., 80/2 bedrm.
- 2 Stonegate - South Main Street - 91 units; 47/1 bedrm., 44/2 bedrm.
88 units; 50/1 bedrm., 38/2 bedrm.
- 3 Summer Hill - Summer Hill Road & Woodbury Circle - 322 units;
28/1 bedrm., 276/2 bedrm., 18/3 bedrm.
- 4 Fernwood - Camp Street - 96 units; 60/1 bedrm., 36/2 bedrm.
- 5 Bayberry Crest - Washington Street - 152 units; 12/1 bedrm.,
128/2 bedrm., 12/3 bedrm.
- 6 New Meadows - Washington Street - 191 units; 16/1 bedrm.,
14/2 bedrm., 161/3 bedrm.

Special Housing

- S1 Westlake - The Highlands - 202 DHU (see P.R.D.)
- S2 Meadoway - Rose Circle - 218 AHU; 32/1 bedrm., 170/2 bedrm.,
16/3 bedrm.
- S3 Stoneycrest - Stoneycrest Drive - 199 AHU; 20/1 bedrm.,
129/2 bedrm., 46/3 bedrm., 4/4 bedrm.
- S4 Stoneycrest Towers - Newfield Street - 100 AHU; 5 eff.,
74/1 bedrm., 21/2 bedrm.
- S5 Wadsworth Grove - McKenna Drive - 45 AHU; 10/2 bedrm.,
35/3 bedrm.
- S6 Maplewood Terrace - 50 unit quadraplex; 12/2 bedrm., 20/3 bedrm.,
14/4 bedrm., 2/5 bedrm., 2/6 bedrm.
- S7 Area I - Elderly Housing - William & Broad Sts. - 129 AHU
- S8 Area II - Goodyear Site - Low Income - 60 AHU; 6/1 bedrm.,
27/2 bedrm., 27/3 bedrm. --- Wesleyan Housing - 74 AHU,
164 single person dwelling units.
- S9 Newfield Towers - Newfield Street - 100 AHU; 5 eff., 74/1 bedrm.,
21/2 bedrm.

SUBDIVISIONS

Lots

- A Oak Hill Section A - Chamberlain Road - 4 lots
- B DeBari - Millbrook Road - 4 lots
- C Brock Ridge - Ridge Road - 1 lot
- H Korb - Saw Mill Road - 6 lots
- I DeMelis - Margarite Road (Section I) - 3 lots
- K Edgewood Acres - Butternut Street - 19 lots

Lots w/DHU

- D Rainbow Ridge - Bartholomew & Chamberlain Road - 6 lots/6 DHU
- E South Acres - Ethel Place & Sharon Road - 8 lots/8 DHU
- F Fazzino - Smith Street - 3 lots/3 DHU
- G Lenares II - Margarite Road - 1 lot/1 DHU
- J Willow Bee Lane - Monarch Builders - 7lots/7 DHU

DEMOLITION PERMITS FOR 1971

<u>Location</u>	<u>Housing Units</u>
76 Church Street	2
86 Church Street	3
88 Church Street	4
130, 132, 134 William Street	6
177 William Street	3
183 William Street	2
187 William Street	4
191 William Street	4
254 William Street	2
258 William Street	2
262, 264 William Street	4
275 William Street	2
<hr/>	
Total	38

DEMOLITION PERMITS FOR 1972 AS OF SEPTEMBER

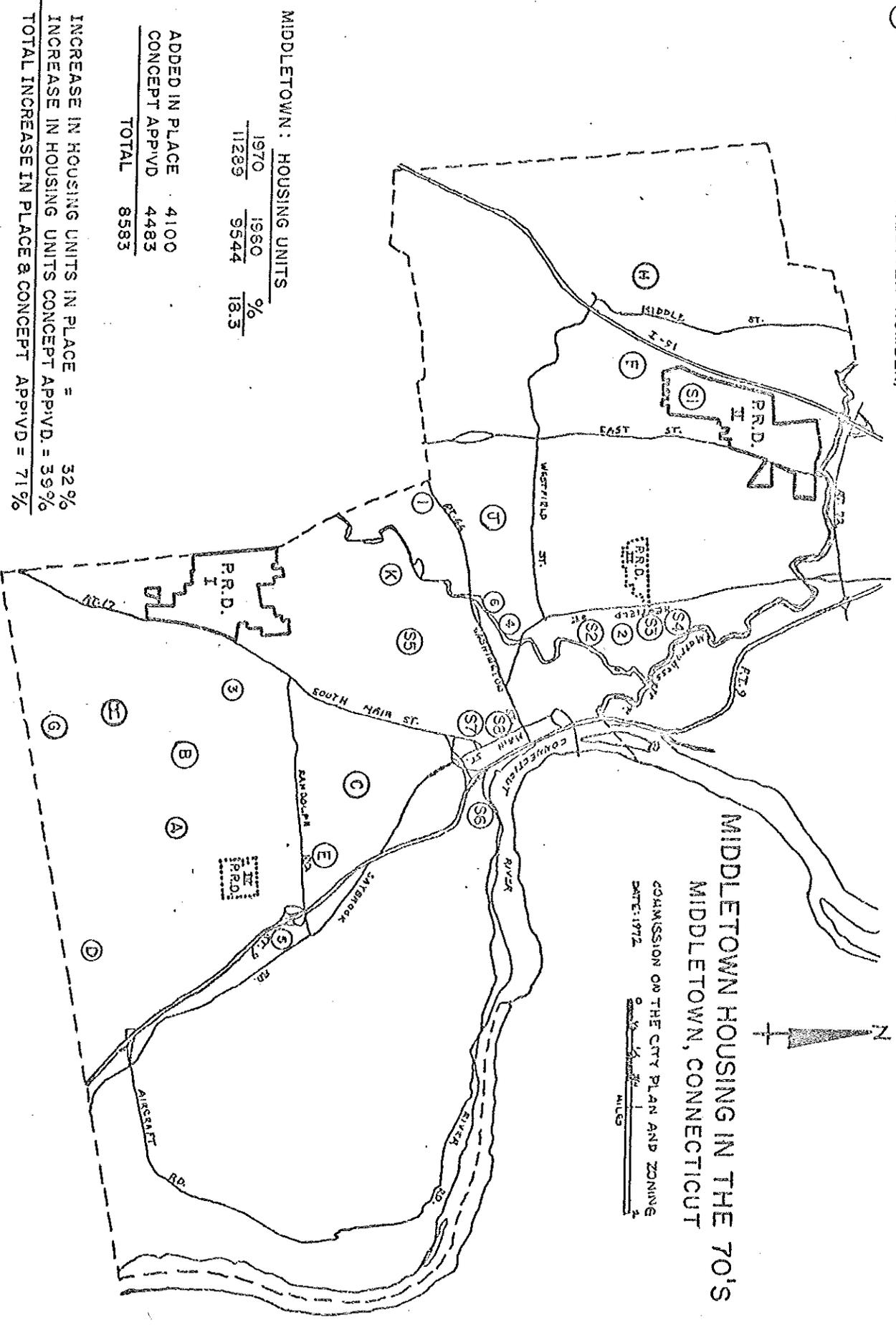
<u>Location</u>	<u>Housing Units</u>
1-3 Greenfield Avenue	2
5-7 Greenfield Avenue	2
180 Washington Street	1
330 Washington Street	2
137 East Main Street	2
187-189 East Main Street	2
12 Crescent Street	1
18 Crescent Street	1
22 Jackson Street	1
26 Jackson Street	1
32 Jackson Street	1
19 Warren Street	1
21 Warren Street	1
25 Warren Street	1
46 Hotchkiss Street	2
650 Newfield Street	6
5 Bartholomew Road	1
188 William Street	4
36 Knowles Avenue	1
84 Union Street	1
45 Broad Street	3

Total

39

10/25/72

- ① APARTMENTS (NUMBERS)
- Ⓐ LOTS: SUBDIVISIONS (LETTERS)
- Ⓢ① SPECIAL HOUSING (LETTER-NUMBER)



MIDDLETOWN: HOUSING UNITS

1970	1980	%
11289	9544	18.3

ADDED IN PLACE	4100
CONCEPT APP'VD	4483
TOTAL	8583

INCREASE IN HOUSING UNITS IN PLACE = 32.9%
 INCREASE IN HOUSING UNITS CONCEPT APP'VD = 39%
 TOTAL INCREASE IN PLACE & CONCEPT APP'VD = 71%

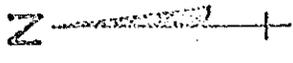
VIII. HISTORICAL BUILDINGS

BUILDINGS OF HISTORICAL & ARCHITECTURAL IMPORTANCE AS RECOMMENDED BY THE CONNECTICUT HISTORICAL COMMISSION

(see map for location)

1. Russell Library, 1820 & 1874 - northwest corner Broad & Court Sts.
2. Huntington's Book Store, 1800 - northwest corner College & Broad Sts.
3. Randolph Peace House, 1827 - southwest corner Broad & College Sts.
4. General Mansfield House, 1810 - 123 Main St.
5. Joseph Hall House, 1765 - 208 College St.
6. Greek Revival House, 1840 - 271-73-75 Court St.
7. Firehouse No. 3, 1875 - northeast corner Loveland & Hubbard St.
8. Federal Style House, 1800 - 49 Union St.
9. Douglas Mansion, 1850-60 - southwest corner South Main & Church St.
10. Federal Style House, 1800 - 87-89 William St.
11. Connecticut Heart Association, 1810 - 80 South Main St.
12. Federal Style, unknown - 84-86 South Main St.
13. Davison Art Center, 1838-40 - 301 High St.
14. Dehoven House, 1791 - 27 Washington St.
15. Capt. Barry House, 1804 - northeast corner of Rt. 217 and Westfield St.
16. Grist Mill, 1820 - South Main St.
17. Nehemiah Hubbard House, 1744 - Wadsworth & Lsural Grove Road
18. John Hall House, 18th C. - 57 Highland Ave.
19. Nathaniel Bacon House, 1779 - northwest corner Middle St. & Boardman Lane
20. Frederick Allen House, 1750 - 135 High St.
21. KNK Fraternity House, 1840 - 318 High St.
22. Downey House, 1840 - southwest corner Court & High St.
23. Winchester House, 1850 - 213 High St.
24. President's House, 1850 - 269 High St.
25. Wesleyan Residence, 1790-1820 - 208 High St.
26. Secret Society House, 1914 - Wyllis Ave.
27. Music Hall, 1850 - 190 High St.
28. Residence, late 18th C., early 19th C. - 214 High St.
29. Color Mart, 1825 - 140 Washington St.
30. Residence Series, 1830-40 - 89,91,93,97,101,109 Broad St.
31. Joseph Rockwell House, 1750 - 21 Pleasant St.

32. Russell House (Honors College), 1827-29 - southeast corner Washington & High St.
33. South College, 1825 - High St.
34. Wetmore House, 1702 - 110 Washington St.
35. KA Fraternity House, 1775 - 200 Washington St.
36. General Philips House, 18th C. - 150 Washington St.
37. Judge Seth Wetmore House, 1760 - Rt. 66 & Camp St.
38. Davison House (Alsop House), 1860 - High St.
39. Miller House, 1790 - west side Rt. 72
40. Apartment House, 1840 - Newfield St.
41. Memorial Chapel, 1868 - south end of Wesleyan Quad.
42. University Offices, 1830 - 255 High St.
43. Apartment House, 1820 - 631 Main St.
44. Private Home, 1800 - Daniels St.
45. Mill, 1825 - High 3rd Ave.
46. Secret Society, 1912 - north side of Wyllis Ave.

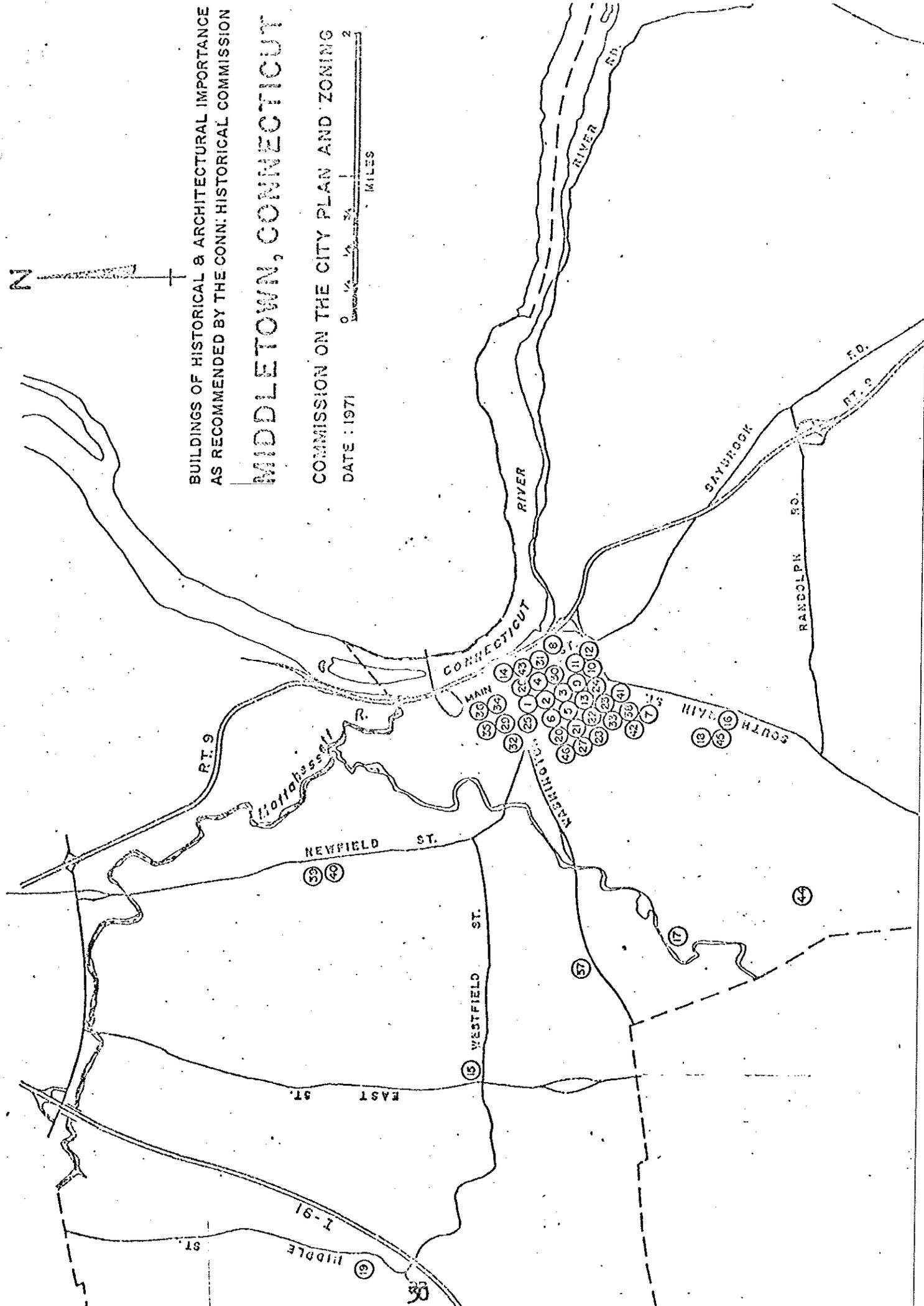
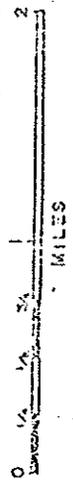


BUILDINGS OF HISTORICAL & ARCHITECTURAL IMPORTANCE
AS RECOMMENDED BY THE CONN. HISTORICAL COMMISSION

MIDDLETOWN, CONNECTICUT

COMMISSION ON THE CITY PLAN AND ZONING

DATE : 1971



IX. INDUSTRY

An area has been established for industry which consists of 750 acres and is located near Interstate 91.

Industries located in the I-91 area are Olin Ski Company (skies) and North & Judd Company (marine industrial hardware).

Other industries in Middletown are: (see map for location)

1. E.I.S. Automotive Corp. - brake parts
2. Fenner America Ltd. - clutch facings, brake linings
3. Lyngrace Mfg. Co. - womens suits
4. Mastercraft Trailers - trailers
5. Middletown Industries Corp. - imitation leather (shoes & luggage)
6. Du-Lite Chemical Corp. - burnishing compounds, oxidizing salts
7. Safeway Heat Elements, Inc. - electric heating elements, resistance wiring panels
8. Formatron Corp. - beauty-barber shop equipment
9. Sperry Rand - carbon paper, ribbons, plastiplates, duplicator chemicals
10. United Aircraft - aircraft engine parts
11. American Education Publications - educational publications
12. Raymond Engineering - ordinance devices, tape recorders, fusing devices
13. Harlow Products - cotton bias

X. PUBLIC UTILITIES

Electrical: Hartford Electric Light Co. (HELCO)

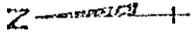
Gas: Connecticut Light and Power Co., natural gas
other fuels: bituminous and anthracite

Telephone: Southern New England Telephone Co. (SNETCO)

XI. RETAIL

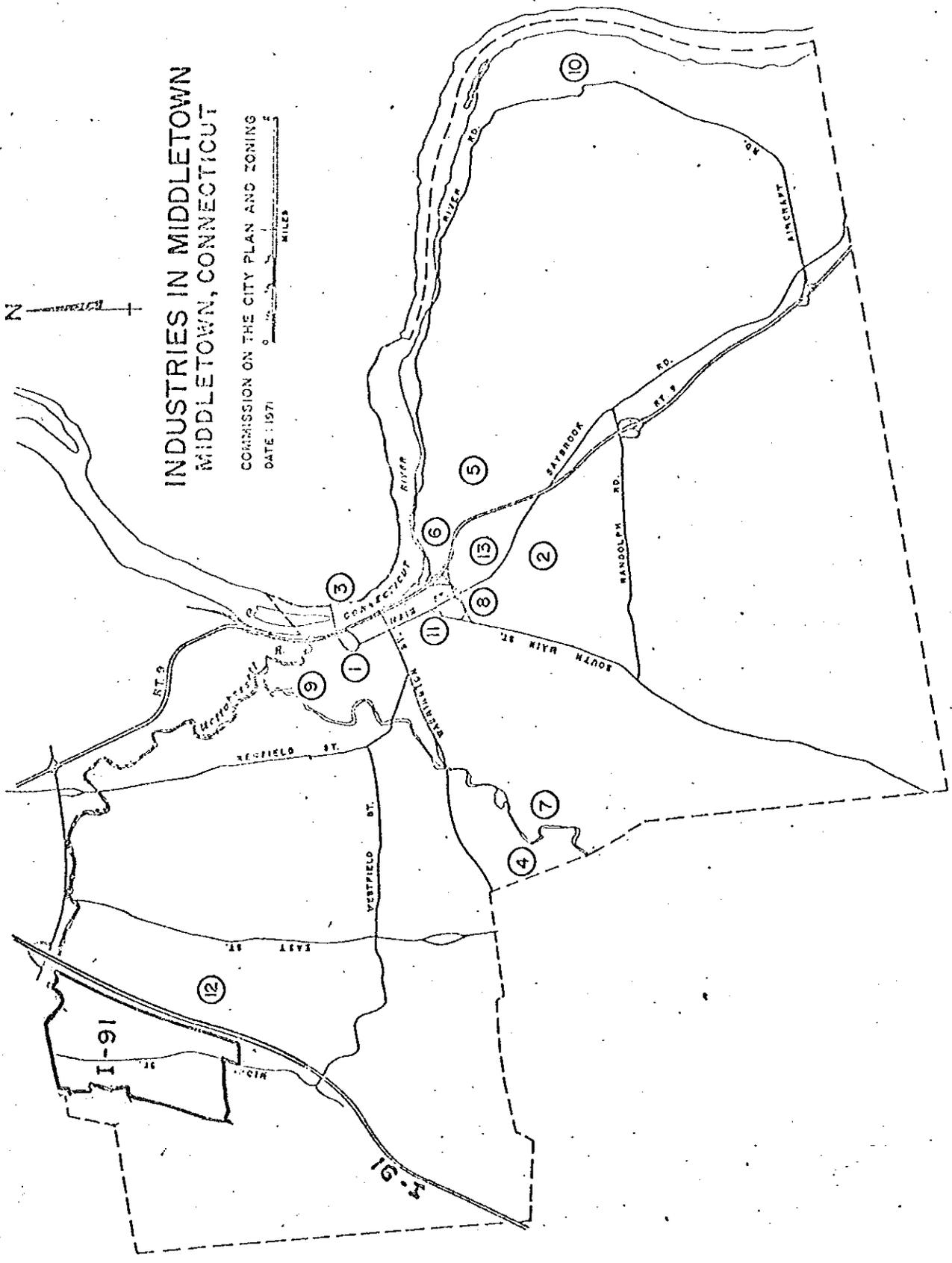
Middletown's main street, in the heart of the central business district, has a wide variety of merchants. Three other shopping areas are located in Middletown. They are Washington Plaza and Middletown Shopping Center located off Route 66 and Stop & Shop Plaza located off Route 17.

Middletown is served by three savings banks; offices of Connecticut's two largest commercial banks and a federal loan and savings bank.



INDUSTRIES IN MIDDLETOWN MIDDLETOWN, CONNECTICUT

COMMISSION ON THE CITY PLAN AND ZONING
DATE: 1971



There are several drive-in banking facilities.

XII. TRANSPORTATION

Interstate Highways: I-91

State Highways: Rt.9; Rt.17; Rt.66; Rt.72; Rt.155; Rt. 157; Rt.217

Passenger Transportation: Continental Trailways and Greyhound Bus Lines

Freight Service: Penn Central Railroad

Airports: The nearest airports are Bradley International, Windsor Locks and Tweed Airport, New Haven.

XIII. MAPS SHOWING THE NOTED INFORMATION FOLLOW:

Fire Districts

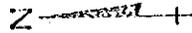
Fire Limits

Fire Station Locations

Voting Districts

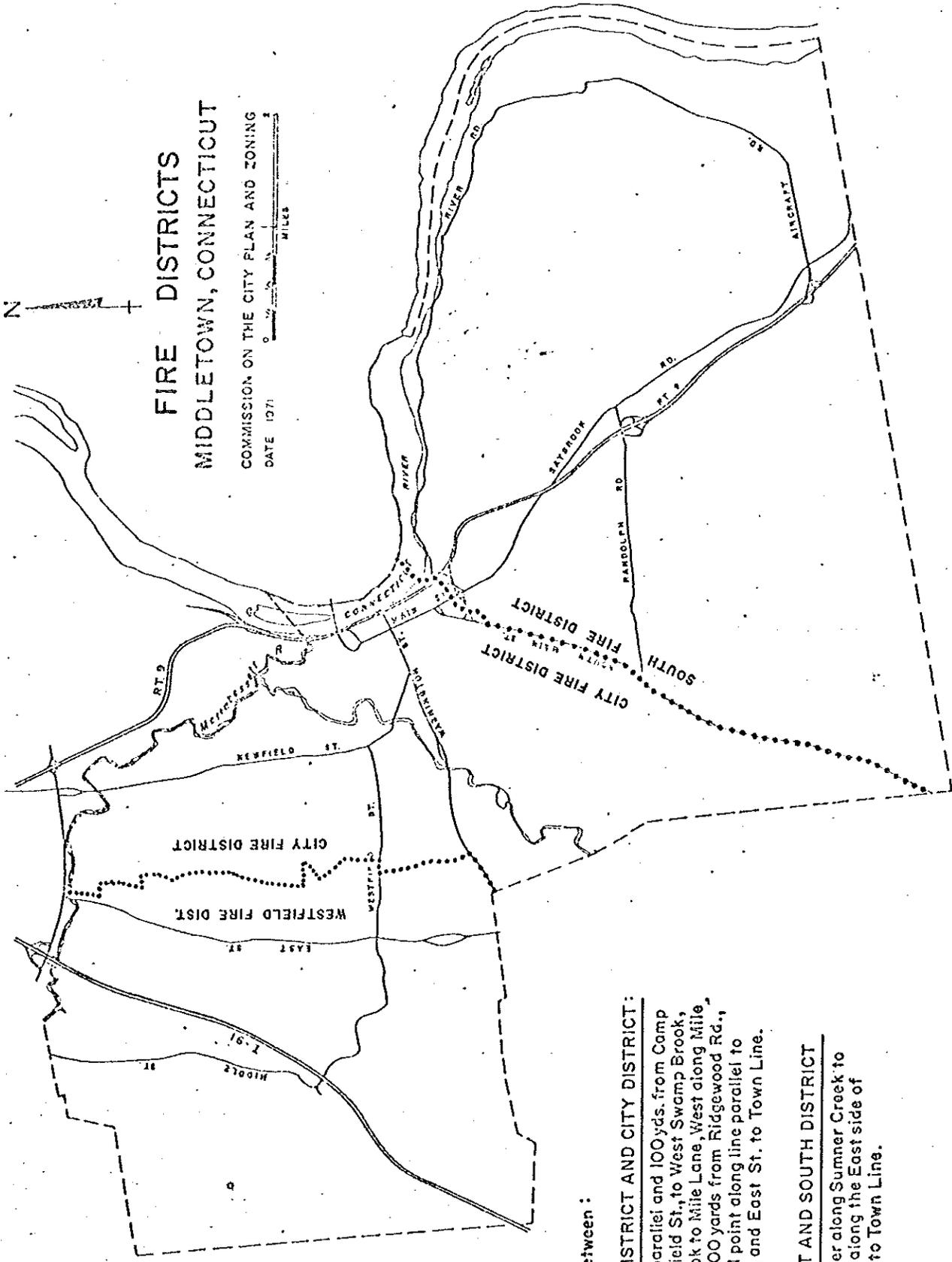
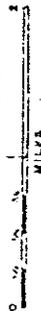
Taxing Districts

Sanitary Disposal Districts



FIRE DISTRICTS MIDDLETOWN, CONNECTICUT

COMMISSION ON THE CITY PLAN AND ZONING
DATE 1971



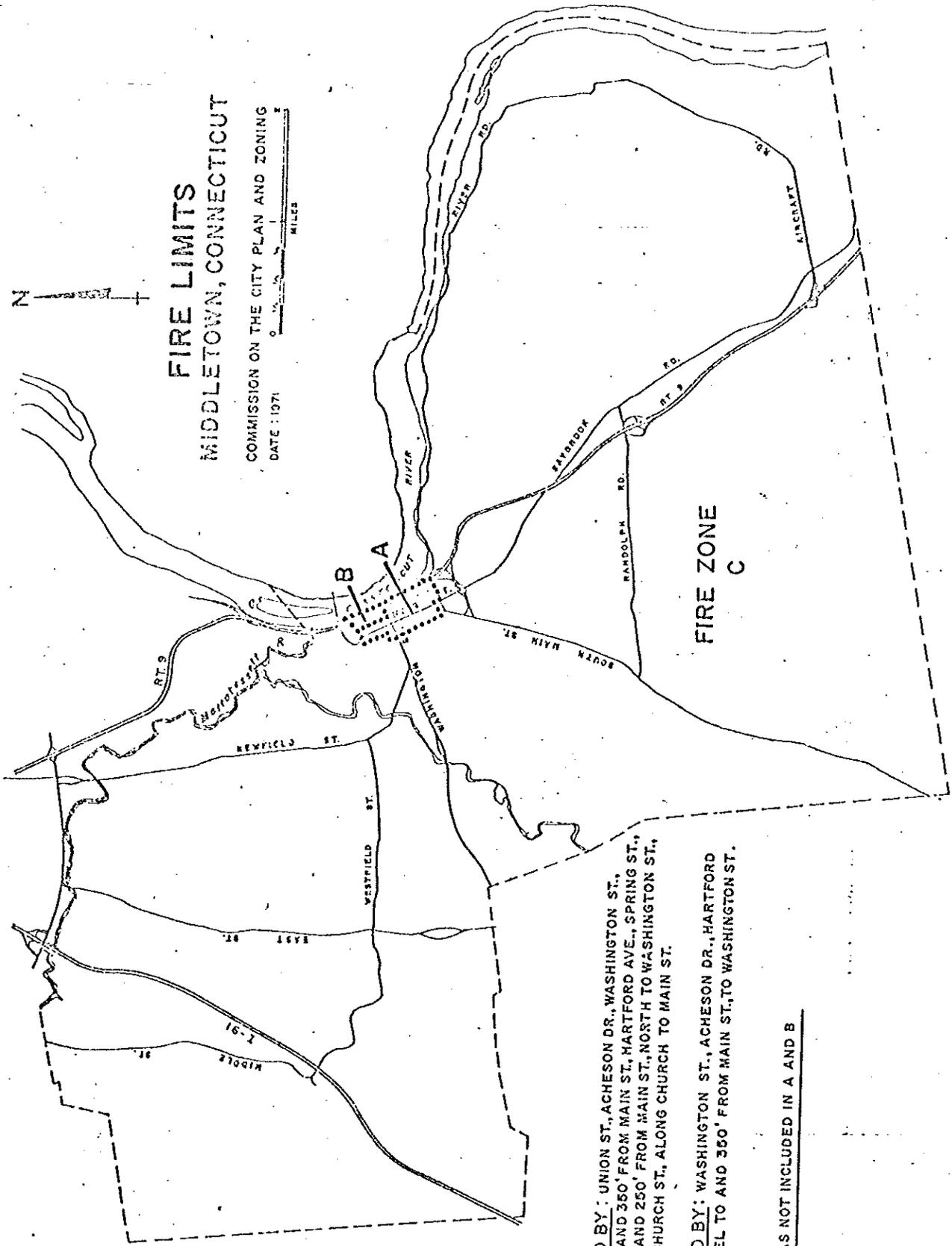
Dividing Line Between :

WESTFIELD DISTRICT AND CITY DISTRICT :

Rt. 66 to a line parallel and 100 yds. from Camp St., along Westfield St., to West Swamp Brook, North along brook to Mile Lane, West along Mile Lane to a point 100 yards from Ridgewood Rd., North from said point along line parallel to Ridgewood Rd., and East St. to Town Line.

CITY DISTRICT AND SOUTH DISTRICT

From Conn. River along Sumner Creek to South Main St., along the East side of South Main St. to Town Line.



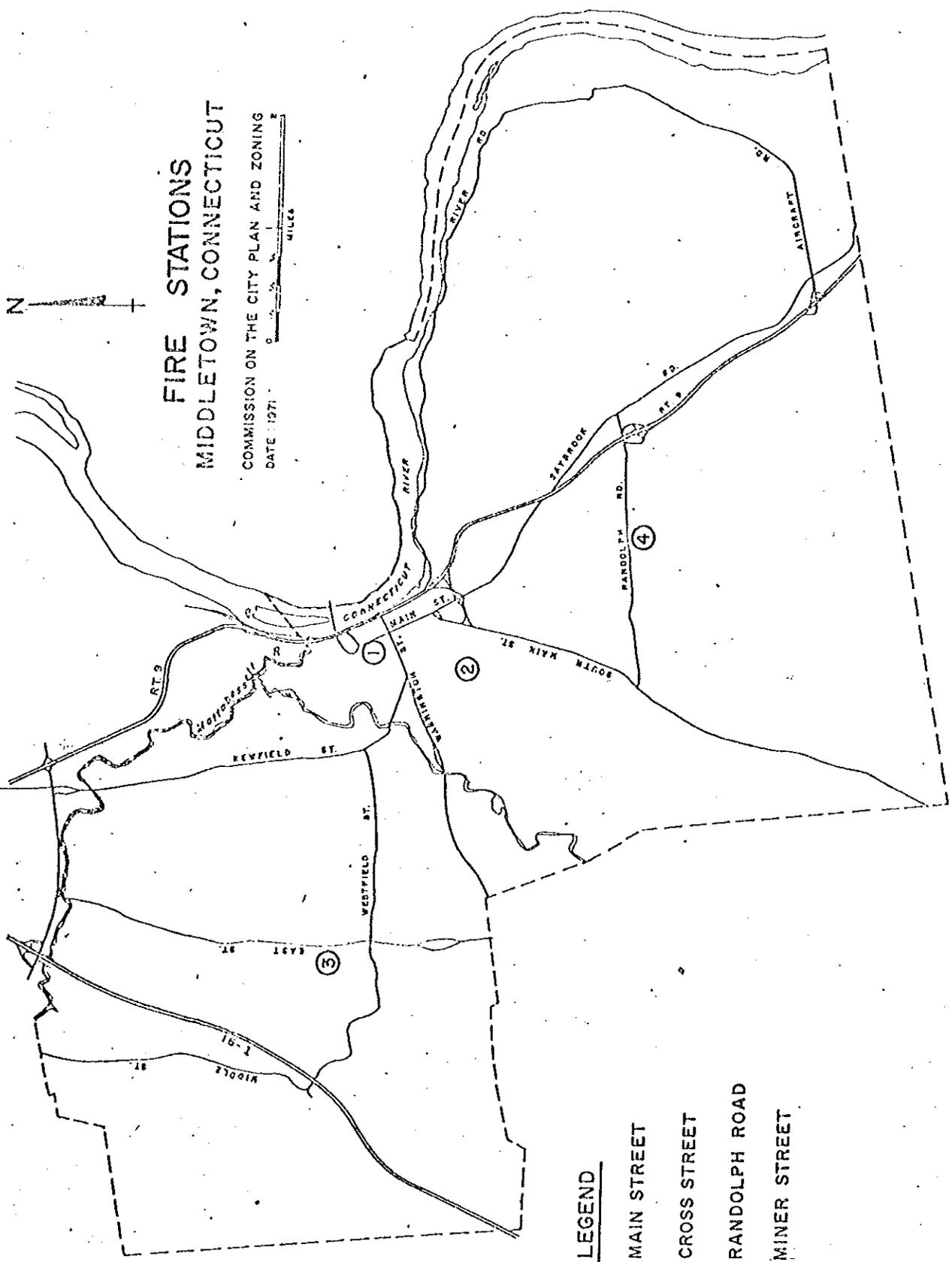
FIRE LIMITS
MIDDLETOWN, CONNECTICUT

COMMISSION ON THE CITY PLAN AND ZONING
 DATE: 1971

AREA A BOUNDED BY: UNION ST., ACHESON DR., WASHINGTON ST.,
 A LINE PARALLEL TO AND 350' FROM MAIN ST., HARTFORD AVE., SPRING ST.,
 A LINE PARALLEL TO AND 250' FROM MAIN ST., NORTH TO WASHINGTON ST.,
 ALONG BROAD ST. TO CHURCH ST., ALONG CHURCH TO MAIN ST.

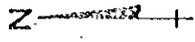
AREA B BOUNDED BY: WASHINGTON ST., ACHESON DR., HARTFORD
 AVE., A LINE PARALLEL TO AND 350' FROM MAIN ST., TO WASHINGTON ST.

AREA C: ALL AREAS NOT INCLUDED IN A AND B



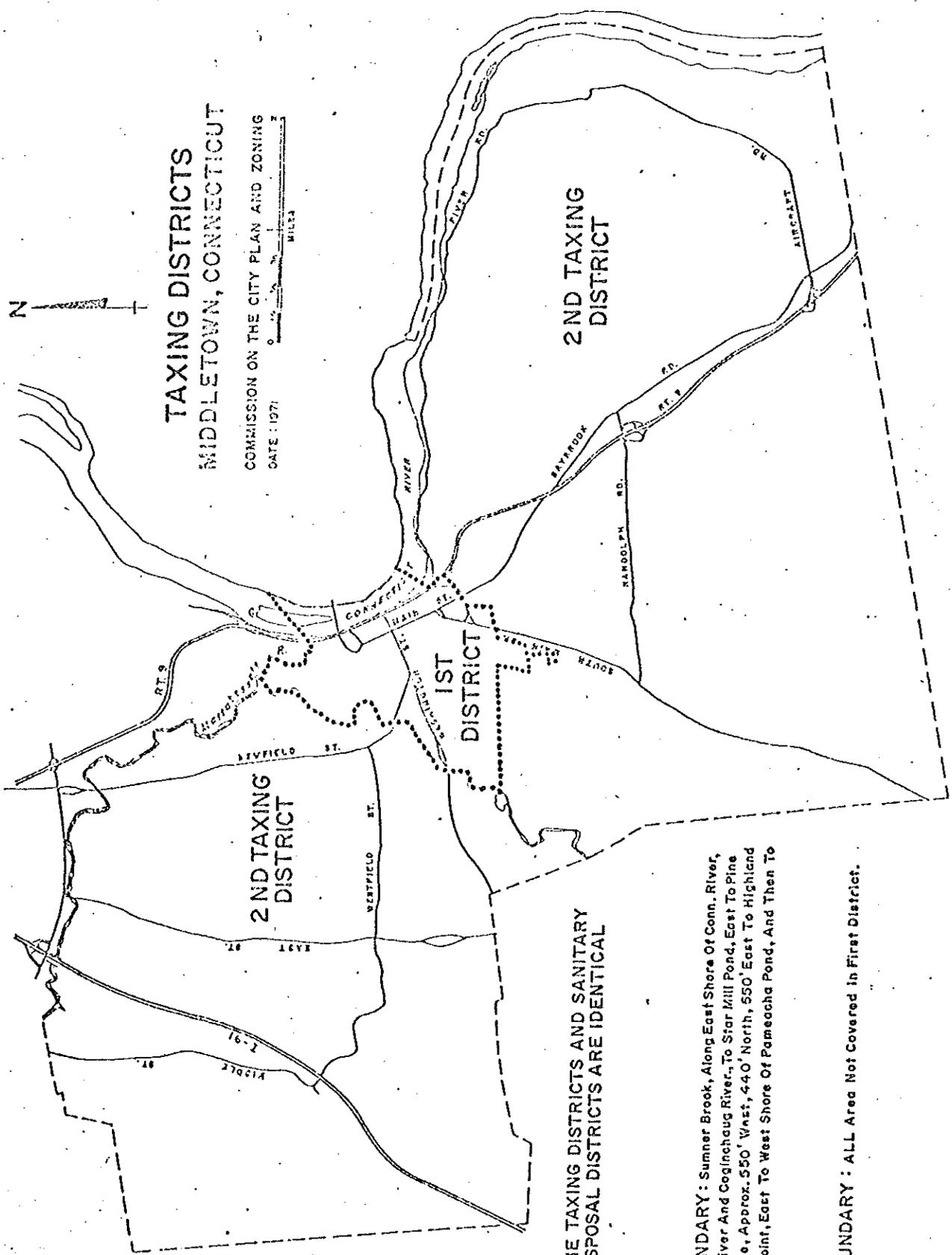
**FIRE STATIONS
MIDDLETOWN, CONNECTICUT**

COMMISSION ON THE CITY PLAN AND ZONING
DATE 1971



LEGEND

- ① MAIN STREET
- ② CROSS STREET
- ③ RANDOLPH ROAD
- ④ MINER STREET



**TAXING DISTRICTS
MIDDLETOWN, CONNECTICUT**

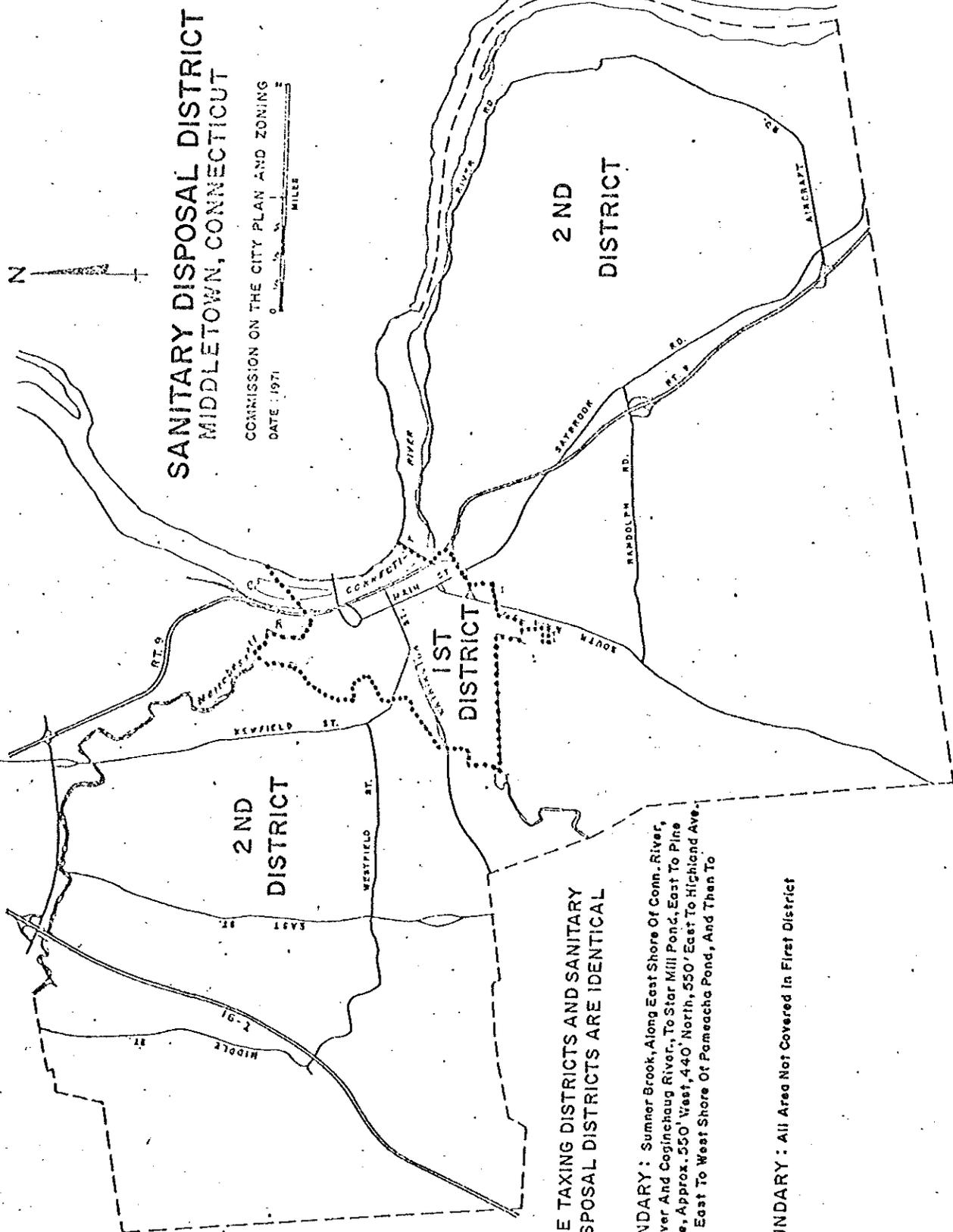
COMMISSION ON THE CITY PLAN AND ZONING
DATE: 1971



**NOTE: THE TAXING DISTRICTS AND SANITARY
DISPOSAL DISTRICTS ARE IDENTICAL**

1ST DISTRICT BOUNDARY: Sumner Brook, Along East Shore Of Conn. River, Across To Mattabesset River And Coginchaug River, To Star Mill Pond, East To Pine St., South To Stevens Lane, Approx. 550' West, 440' North, 550' East To Highland Ave., North To Previous Point, East To West Shore Of Pameacha Pond, And Then To Sumner Brook.

2ND DISTRICT BOUNDARY: ALL Area Not Covered in First District.



NOTE: THE TAXING DISTRICTS AND SANITARY DISPOSAL DISTRICTS ARE IDENTICAL

1ST DISTRICT BOUNDARY: Summer Brook, Along East Shore Of Conn. River, Across To Mattabesset River And Coginchaug River, To Star Mill Pond, East To Pine St., South To Stevens Lane, Approx. 550' West, 440' North, 550' East To Highland Ave. North To Previous Point, East To West Shore Of Pameacha Pond, And Then To Summer Brook.

2ND DISTRICT BOUNDARY: All Area Not Covered In First District

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3. Middletown Town Guide, 1971
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Health Report 6, Housing Report 7, Interpersonal Communications Report 8,
Recreation Report 11. (June, 1971)

6. State of Connecticut Register and Manual 1971
Secretary of the State Sec. 4-119 of the General
Statutes, 1971.