

**Connecticut Main Street Program
1997 Application**

Due Date: December 3, 1996

Submitted by

Middletown, CT.

11/30/96

Connecticut Main Street Program
Economic and Community Development
The Connecticut Light and Power Company
107 Selden Street
Berlin, CT 06037
(860) 665-5168

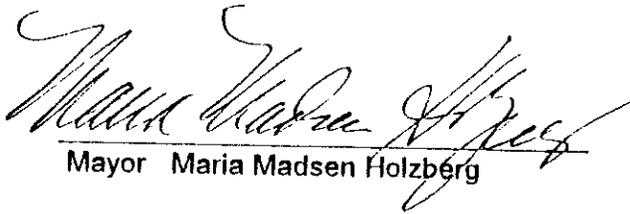
1997 Main Street Application
Section I, Support and Funding

City Middletown

A. Certification of Co-Applicants

The following represents a joint application for participation in the Connecticut Main Street Program.

I hereby certify that the municipality of MIDDLETOWN submits, approves, and endorses the submission of this application and that the facts and data contained therein are true and accurate.



Mayor Maria Madsen Holzberg

I hereby certify that the Main Street Program Steering Committee submits, approves, and endorses the submission of this application and that the facts and data contained therein are true and accurate.

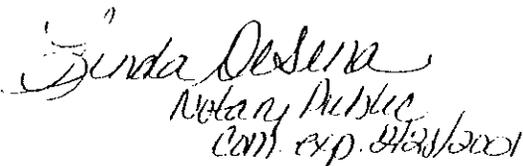


Rev. Margaret Minnick, Co-Chair

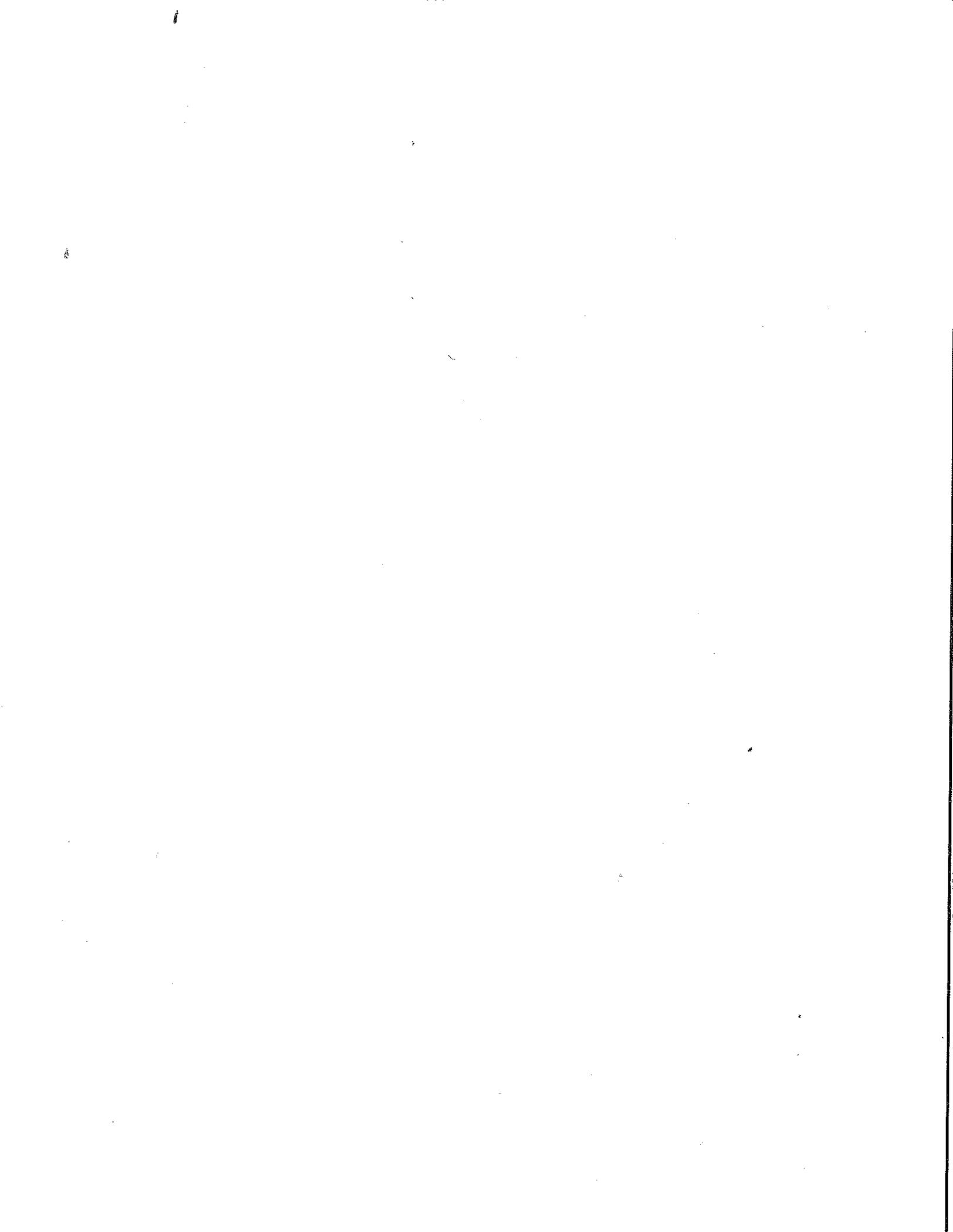


Richard Wrubel, Co-Chair

NOTE: On the original application, these signatures must be notarized. Photocopies are sufficient for other application copies.



Notary Public
com. exp. 8/28/2001



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B. List of Application Preparers

List primary contact first. This application was prepared by and with the cooperation of:

Name	Title/Affiliation	Mailing Address	Daytime Telephone	Signature
1. Maria Madsen Holzberg	Mayor, City of Middletown	245 deKoven Drive, Middletown, CT 06457	(860) 344-3401	<i>Maria Madsen Holzberg</i>
2. Richard Wrubel	Co-Chair	332 Main Street, Middletown, CT 06457	(860)346-7044	<i>Richard Wrubel</i>
3. Rev. Margaret Minnick	Co-Chair	Church of the Holy Trinity, 381 Main Street, Middletown, CT	(860)346-4086	<i>Margaret Minnick</i>
4. Lawrence McHugh	President	Middlesex County Chamber of Commerce, 393 Main Street, Middletown, CT 06457	(860) 347-6924	<i>L. McHugh</i>
5. Gerald Daley	Chair, Economic Development Committee; Majority Leader, Common Council	329 East Street, Middletown, CT 06457	(203)294-5023	<i>Gerald Daley</i>
6. Douglas Bennet	President	Wesleyan University, Middletown, CT 06457	(860)685-2000	
7. Robert Klely	President	Middlesex Hospital, 28 Crescent St., Middletown, CT 06457		
8. James Matschulat	President	Middlesex Mutual Assurance Co., 213 Court St., Middletown, CT 06457	(860)638-5100	
9. Kendrick Bellows	President	Liberty Bank, 315 Main St., Middletown, CT 06457	(860)344-7200	<i>Kendrick Bellows</i>
10. Professor Peter Patton	Wesleyan Representative	Middletown, CT 06457	(860)685-2000	<i>Peter Patton</i>
11. Ralph Shaw	Middlesex Hospital Representative	28 Crescent St., Middletown, CT 06457	(860)344-6150	<i>Ralph Shaw</i>
12. Thomas Ford	Midfield Corporation	213 Court Street, Middletown, CT 06457	(860) 638-5912	<i>Thomas Ford</i>
13. Suzanne Ouellette	Owner	Eli Cannon's Tap Room, 695 Main Street, Middletown, CT 06457	(860)347-3547	
14. Joe Grumet	Owner	Manhattan Bagel, 169 Main Street, Middletown, CT 06457	(860)347-7731	

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15. Vincent Amato, Owner, Amato's Toy and Hobby, 395 Main Street, Middletown, CT 06457

(860)347-7731

Vincent Amato

16. Reverend John Hall, First Church of Christ, Congregational, 190 Court Street, Middletown, CT

06457 (860) 346-6657

John Hall

17. Marie Kalita, Chairperson, Central Business Bureau; Owner, Dancer-Cise; 64 Washington Street,
Middletown, CT 06457 (860)346-3822

18. Joseph DeMaio, Owner, Howarth's Flower Shop, 512 Main St., Middletown, CT 06457

(860)346-8031

19. Don Sataline, Owner, It's Only Natural, 686 Main Street, Middletown, CT 06457 (860)346-1786

Don Sataline

20. Mary Xenells, Owner, Middlesex Fruiterly, 191 Main St., Middletown, CT 06457 (860)346-4372

21. Marc Levin, Owner, Mallove's Jewelers, 404 Main Street, Middletown, CT 06457 (860)346-9204

Marc Levin

22. Jeff Fine, Owner, Meeting House Opticians, 506 Main Street, Middletown, CT 06457

(860)347-4443

23. Arlene Rich, ^{CHAIR}~~Owner~~, Westfield Residents for Rational Development of Middletown, Inc.,

Arlene Rich

615 Miner Street, Middletown, CT 06457

24. Dione Longley, ~~Owner~~ Executive Director, Middlesex County Historical Society, 151 Main Street,

Middletown, CT 06457 (860)346-0746

Dione Longley

25. Katchen Coley, Conservation Chair, Middletown Garden Club, 191 Maple Shade Road,

Middletown, CT 06457 (860)347-3833

26. Susan Allison, Owner, Bullockwood Tree, 12 Frazier Avenue, Middletown, CT 06457

(860)347-4957

Susan Allison

27. Steven Rocco, Representative, Greater Middlesex Preservation Trust, 1783 Saybrook Rd.,

Haddam, CT 06438 (860) 345-3533

Steven Rocco

28. Arlene Mazzotta, AR Mazzotta Employment Specialists, 160 Broad Street, Middletown, CT

06457 (860) 347-1626

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29. Joan Mazzotta, Owner, 701 Pine Street, Middletown, CT 06457 (860) 346-2073 *Joan Mazzotta*
30. Jane McMillan, Howard and McMillan, 386 Main Street, Middletown, CT 06457 (860) 346-1377 *Jane McMillan*
31. William Howard, Howard and McMillan, 386 Main Street, Middletown, CT 06457 (860) 346-1377 *William Howard*
32. William Kuehn, Director of Municipal Development, 245 deKoven Dr., Middletown, CT 06457
(860)344-3419 *William Kuehn*
33. Cynthia Wilcox, Municipal Development Office, 245 deKoven Drive, Middletown, CT 06457
(860)344-3419 *Cynthia G. Wilcox*
34. William Warner, Director of Planning, City of Middletown, Middletown, CT 06457 (860)344-3425 *William Warner*
35. Larisa Ortiz, Wesleyan Univ. Student, Box 4802 Wesleyan Station, Middletown, CT 06459 *Larisa Ortiz*
(860) 685- 7204
36. Dara Katz, photographer, Wesleyan University Student, Wesleyan Station, Middletown, CT 06459

Please limit answers to space provided unless otherwise noted.

C. Support

1. Describe the community's general attitude toward commercial district revitalization and the Main Street approach.

The general attitude toward commercial district revitalization in Middletown is extremely positive. In 1992 a Downtown Planning Subcommittee of the Planning and Zoning Commission embarked on the preparation of a comprehensive downtown plan. Earlier attempts at downtown revitalization had been largely piecemeal, quick-fix approaches with varied degrees of success. Some facade improvement and urban design projects had a significant impact on downtown; but overall, the lack of a coordinated and comprehensive plan for downtown revitalization resulted in an unrevitalized downtown. Starting in 1992, the Downtown Planning Subcommittee began two (2) years of extensive research into downtown revitalization, attended numerous seminars and conducted a number of meetings with key groups and organizations in downtown. The result of the two (2) years of research and planning was "Downtown Visions: 2000 and Beyond", the first ever, comprehensive downtown plan. The plan was supported by all downtown groups, the Mayor's Office, the Chamber of Commerce, the Common Council and was unanimously approved by the Planning and Zoning Commission.

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The plan's implementation strategy is based on the National Main Street's four-point approach and very strongly recommends the establishment of a Downtown Manager. Through public meetings, public access television and the newspaper, the community has been informed of the Main Street Program. Funding has been secured through a public/private partnership and the community is truly excited about participating in the Main Street Program. A number of positive projects, which will be discussed later, have already been undertaken, and the community consensus is that participation in the Main Street Program and the appointment of a Downtown Manager will lead to a revitalized downtown.

2. **Broad-based community support and involvement is critical to Main Street success. List the community stakeholders or major constituents whom you've identified as important participants in the revitalization effort, indicating how they're currently involved with the Main Street effort and in what capacity representatives will serve in the future.**

Community stakeholders are: 1) the downtown merchants; 2) property owners 3) major corporations; 4) the City government; 5) non-profits and religious institutions located downtown; 6) the preservation and arts communities; 7) Wesleyan University; 8) the Chamber of Commerce; and 9) current residents and taxpayers at large.

Current involvement includes the efforts of the members of the Steering Committee and the very substantial financial commitments for the next three years offered by six major employers. Interesting to note is the recent and significant investments of the downtown non-profits and religious institutions in their historic properties. These investments range from steeple and facade restorations to the complete rehabilitation of a 1914 hotel, costing millions of dollars.

In the future the stakeholders will be represented on the Main Street Board of Directors and the working committees.

3. **Effective partnerships are a cornerstone of community and economic development. List the groups and organizations with which Main Street will partner. Describe each group's current focus and its intended involvement with Main Street. Include, at a minimum, the following groups and organizations if present in your community. Use additional pages if necessary.**

- | | |
|---------------------------|-------------------------|
| • City/town government | • Historic preservation |
| • Chamber of Commerce | • commission or |
| • Merchants/professional | • organization |
| • association | • Historical society |
| • Redevelopment Authority | • Arts council |
| • Parking commission | • Cultural institutions |
| • Economic development | • Civic groups/clubs |
| • commission or | • Churches |
| • corporation | |

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City/Town Government

City of Middletown - Main Street Program applicant - catalyst for all Main Street Program activities for first three years of operation.

Middletown Parking Authority - manages numerous off-street parking areas and on-street metered spaces in the downtown - depends upon downtown activity for operating revenues.

Middletown Police Commission - oversees activities of Police Department and monitors downtown police reports.

Middletown Fire Commission - oversee activities of Middletown Fire Department - staff regularly inspects downtown buildings for code compliance and fire safety devices - consults in property rehabilitation projects.

Middletown Harbor Improvement Agency- charged with planning and developing the Connecticut River Waterfront - most past activities have been concentrated in Harborpark, the downtown waterfront area - harbor management plan currently underway.

Middletown Planning and Zoning Commission - charged with creating a plan of development for the City with special attention given to the downtown and its environs - staff involved with Main Street Program application preparation.

Business/Downtown Associations

Middlesex County Chamber of Commerce - brings corporate members to program - represents 1,850 businesses employing over 49,000 persons throughout Middlesex County.

Connecticut Small Business Development Center - provides technical assistance for small businesses and start-ups - a resource for businesses desiring to locate in the downtown.

Central Business Bureau - as a division of the Chamber of Commerce - represents numerous business owners in downtown.

Connecticut River Valley and Shoreline Visitors Council - represents the tourist interests of Middletown - promotes downtown events.

Economic Development Committee - serves as "clearinghouse" for economic development actions taken by Common Council - administers North End Industrial Area project - administers REINVEST loan program which has provided numerous small business loans in downtown.

JOBS Loan Advisory Committee - administers small business loan pool - has supported numerous start-ups and expansions in downtown.

Downtown Clergy Association - represents many houses of worship in central business district - investment in downtown churches/synagogues exceeds several million dollars over past five years.

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The Downtown Alliance - a coalition of social service agencies, downtown businesses and government designed to foster greater understanding of the less fortunate who frequent the Central Business District.

Downtown banks - the banking community has a financial stake in the economic health of its downtown clients - one bank, Liberty, is a corporate sponsor of the Main Street Program.

Middlesex Hospital - a corporate contributor to the Main Street Program and major landowner/ employer in the southern portion of business district - owns some historic structures within the proposed Main Street district.

Middlesex Mutual Assurance Company - a corporate sponsor of Main Street Program with major real estate holdings in center of downtown - commercial space includes Main Street storefronts.

Educational Institutions

Wesleyan University - a "visionary" sponsor of the Main Street Program with large real estate holdings on western edge of downtown - has provided pro bono planning advice on downtown development matters.

Middletown Board of Education/Adult Education Program - occupies major, recently rehabilitated building in downtown - an education resource which can be geared to nurturing skills required by new or expanding businesses.

Middlesex Community-Technical College - locally based community college - strong business support division capable of providing employee training - coordinates with Adult Education Program.

Historic Preservation Organizations

Greater Middletown Preservation Trust - maintains inventory of all historic buildings and sites in downtown - has submitted applications for successful National Register designations in the downtown - a resource for continued historic preservation efforts.

Middlesex County Historical Society - headquartered in General Mansfield House on Main Street - hosts variety of annual downtown events - a resource for history "buffs".

Middletown Memorial Restoration Committee - has inventoried all downtown public monuments/memorials and has prepared costs and prioritized their restorations.

Middletown Preservation and Design Review Board - a City agency charged with reviewing designs for exterior rehabilitation or new construction within the downtown - serves as recipient and keeper of historic easements held by the City.

Media Organizations

Hartford Courant - newspaper with Middletown based bureau - publishes daily Middletown edition - reporters cover most political and business related meetings.

Middletown Press - locally based reporting staff - reporters cover most political and business related meetings - major Middletown stories appear on page one.

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Comcast Cablevision - provides local access channel - covers Common Council meetings live and various political talk shows.

Wesleyan Argus - a Wesleyan University publication run by students - published twice weekly and reports on issues of interest to the Wesleyan Community.

Radio Stations

WMRD- local news

WIHS - local news

WESU - Wesleyan University, student run radio station - broadcasts news and music

Churches

Church of the Holy Trinity Church, First Church of Christ Congregational, South Church United Church of Christ, First Baptist Church, New Hope Bible Way Church - the downtown churches are a major attraction for residents throughout the region. Two churches, Holy Trinity and the First Church of Christ are represented on the steering committee.

Social Service Organizations

Community Health Center - a multi-faceted provider of physical, mental and dental health services in the North End - its affiliate agencies own several low/moderate income housing properties on Ferry and Green Streets.

The Connection, Inc. - a social service provider which recently sponsored the rehabilitation of a former Main Street hotel into 40 dwelling units - also is the development entity for moving and restoration of a historic structure on Washington Street for use as a children's hands-on museum.

Community Action for Greater Middlesex County - a social service agency located in the downtown - sponsors numerous programs to benefit low income residents of the community.

YMCA - owner of major facility in downtown providing recreation, health and social programs for northern Middlesex County - also provides transitional housing for men (64 units) and a youth shelter (11 beds) at Crescent Street location.

Civic and Cultural Organizations

Middletown Arts and Culture Commission - charged with promoting and stimulating general interest and participation in the creative, performing and visual arts - sponsors numerous activities/events in downtown.

Civic Organizations - including but not limited to Rotary, Lions, Altrusa, Jaycees, Junior Women's, Exchange, and Kiwanis. These organizations when called upon provide support - moral, monetary and labor - for host of downtown functions.

The Armory Community Cultural Center Project - The Armory project is poised for Phase I construction/restoration activities of a historic building - upon completion the project will provide cultural/theater flex space on Main Street.

Center for the Arts - Wesleyan University's multi-building home for its performance and visual arts programs - could benefit from increased community attendance - a possible "player" in the Armory project.

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Russell Library Board - oversees operations of downtown public library - facility hosts busy schedule of public events including travelogues, concerts and book discussions.

Buttonwood Tree - North End based community arts forum featuring concerts and poetry reading - will host national "poetry-slam" in 1997.

Turtle Theatre - a recent addition to the arts inventory - provides intimate performance space for classical and popular theatre.

Oddfellows Playhouse - a nationally recognized community-based young people's theater which provides performing opportunities for children, with emphasis on inner-city youth - has origins through Wesleyan University.

Rockfall Foundation - a charitable foundation dedicated to the improvement of the quality of life in Middlesex County.

Middletown Garden Club - dedicated to the beautification of Middletown, including several downtown projects.

Italian Society of Middletown - with a downtown facility this organization is representative of nearly one-quarter of Middletown citizens - sponsors festivals and other cultural events and activities in downtown.

4. *Written documentation of support in appendix.

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D. Funding

1. Proposed Budget

Expenditures	Year One	Year Two	Year Three	Year Four	Year Five
Director salary	\$35,000	\$36,000	\$37,000	\$38,850	\$38,850
Director benefits	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Salary - other				\$25,000	\$25,000
Benefits - other				\$ 3,000	\$ 3,000
Staff/Volunteer Training Costs	\$ 2,000	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000
Staff/Vol. Travel	\$ 2,000	\$ 2,000	\$ 1,500	\$ 2,000	\$ 2,000
Rent	\$ 3,600	\$ 3,600	\$ 3,600	\$ 4,800	\$ 4,800
Utilities					
Telephone	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
Insurance					
Office Supplies	\$ 1,225	\$ 1,000	\$ 1,000	\$ 2,750	\$ 2,750
Depreciation					
Postage	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,500	\$ 1,500
Printing/copying	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,500	\$ 1,500
Photo Supplies	\$ 1,225	\$ 1,000	\$ 1,000	\$ 1,500	\$ 1,500
Prof. Dues/ Membership	\$ 350	\$ 300	\$ 300	\$ 500	\$ 500
Advertising	\$ 1,000	\$ 1,000	\$ 500	\$ 2,000	\$ 2,000
Org. Committee	\$ 1,000	\$ 1,000	\$ 1,000	\$12,000	\$12,000
Promo. Comm.	\$ 3,000	\$ 3,000	\$ 3,000	\$12,000	\$12,000
Design Comm.		\$25,000	\$25,000	\$12,000	\$12,000
E.R. Committee	\$12,000	\$ 1,000	\$ 1,000	\$12,000	\$12,000
Contingency					
Other:					
Other:					
TOTAL*	\$72,000	\$85,000	\$85,000	\$140,000	\$140,000

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Section I, Support and Funding

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2. Sources of Income, Services, and Donations

Source**	Year One	Year Two	Year Three	Year Four	Year Five
Business Contributions				\$	\$
Corporate Contributions	\$ 50,000	\$ 50,000	\$ 50,000		
Individual Contributions/ Memberships					
City Government	\$ 10,000	\$ 10,000	\$ 10,000		
Special Services District				\$140,000	\$140,000
Fees for Services					
Event Income					
In-Kind Donations	\$ 12,000*	\$ 25,000*	\$ 25,000*		
Other:					
Other:					
Other:					
Total Income**	\$ 72,000	\$ 85,000	\$ 85,000	\$140,000	\$140,000

* Expenditures should not exceed income.

** All sources of income, cash and in-kind, must be documented.

NOTE: The Downtown Steering Committee is actively pursuing additional funds for the first three (3) years. A conservative estimate of the amount of money we anticipate we will be able to raise is between \$20,000 and \$30,000. However, formal funding commitments have not been secured.

*In-Kind Donation of \$12,000 is a City-funded market analysis. In-kind donations of \$25,000 in years two and three are monies available in the City budget for the Main Street Program, specifically for a facade improvement program. The program will be supplemented by existing facade programs and local banks which have expressed an interest in contributing to a loan pool.

3. Describe your fund-raising efforts to date and their results.

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To date, five corporate sponsors have pledged \$10,000 per year for a period of three (3) years. They are: United Technologies (Pratt & Whitney), Wesleyan University, Middlesex Hospital, Liberty Bank and Middlesex Mutual Assurance Company. Additionally, the City of Middletown has provided \$10,000 in the current year's budget for Main Street Program administrative support plus another \$50,000 for use over three (3) years in program/project support.

To supplement the present level of corporate sponsorship, the Committee intends to seek funding from those businesses and property owners who publicly supported the May 1995 referendum to establish a Main Street Special Services District. Following the defeat of that effort by a mere six (6) votes, some businesses/property owners indicated their willingness to contribute to a continuing effort based upon the additional property tax of an approved district.

This fund raising campaign will continue until the Main Street Program selects Middletown as one of the three Main Street communities in 1997. It is our intent to create a hierarchy of giving. For instance, Visionaries - >\$5,000, Stakeholders - \$2,500-\$5,000, Investors - \$500-\$2,500, Contributors - <\$500. We believe we will be able to raise an additional \$20,000 to \$30,000 prior to being selected as a Main Street community in March of 1997.

Equally important, we in Middletown recognize that many "stakeholders" in the community can give of their time but not of their money. Therefore, we intend to give these individuals the opportunity to commit time in lieu of a financial contribution while receiving the same recognition.

4. Describe how you plan to continue funding the program in the long-term, particularly after the five-year technical assistance period provided by the Connecticut Main Street program.

One of the criticisms of our previous effort to create a special services district was the failure to establish a track record of achievement prior to requesting a special taxing district.

The long-term solution to funding the Main Street Program is through the creation of a special services district in the third year. By that point in time, the Main Street Program should be well established with sufficient accomplishments to ensure the voting support of a majority of businesses/property owners within the proposed district.

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5. Certification of Funding

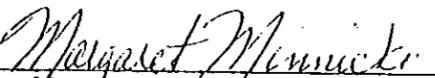
We hereby certify that on this November 30 of 1996,
(date) (year)

the Main Street Steering Committee has \$ _____ in hand
(name of governing organization)

and \$ 60,000 pledged for funding year one of the local Main Street program and that these funds are allocated exclusively for the Main Street program.

We certify that our program has \$ _____ in hand and \$ 60,000 pledged for year two of the local Main Street program.

We certify that our program has \$ _____ in hand and \$ 60,000 pledged for year three of the local Main Street program.



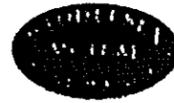
Rev. Margaret Minnick, Co-Chair



Richard Wrubel, Co-Chair

6. Evidence of Funding

Insert written documentation of all committed Main Street funding sources, including public and private sources and cash and in-kind donations, following this page.



Middlesex Mutual Assurance Company

James Otto Matschulat
Chief Executive Officer

December 2, 1996

Main Street Application Committee
City Hall
DeKoven Drive
Middletown, Connecticut 06457

To Whom It May Concern:

Please accept this letter as agreement that Middlesex Mutual Assurance Company will donate \$10,000 per year for three years, beginning in 1997, in support of the downtown revitalization program.

Cordially,

A handwritten signature in cursive script, appearing to read "James O. Matschulat".

James O. Matschulat

JOM/lzl
cc: Mayor Marla Madsen Holzberg

Middletown, Connecticut 06457
(203) 347-4621



400 Main Street
East Hartford, Connecticut 06108
860/565-4009

Lawrence R. Churchill
Vice President - Public Affairs

November 25, 1996

Main Street Steering Committee
Middletown, Connecticut 06457

To the main Street Steering Committee:

As you are aware, Pratt & Whitney is a major corporation here in the city of Middletown. As such, we would very much like to see the revitalization of the downtown area.

We feel the Main Street Program, administered out of Connecticut Light & Power and the National Trust for Historic Preservation, is the ideal program to assist Middletown with its downtown revitalization efforts.

Therefore, if chosen as a Main Street community, we are committed to providing financial assistance to the Middletown program in the amount of \$10,000 per year for the next three years.

Sincerely,


Lawrence R. Churchill

Kendrick F. Bellows, Jr.
President & CEO



November 7, 1996

Maria Madsen Holzberg, Mayor
City of Middletown
Municipal Building
245 deKoven Drive
Middletown, CT 06457

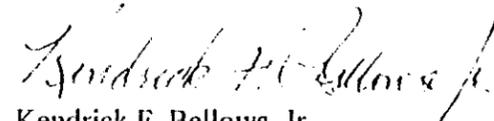
To the Main Street Steering Committee:

As a major corporation here in the City of Middletown, we are deeply committed to the revitalization of our downtown.

We feel the Main Street Program, administered out of Connecticut Light & Power and the National Trust for Historic Preservation, is the ideal program to assist Middletown with its downtown revitalization efforts.

Therefore, if chosen as a Main Street community, we are committed to providing financial assistance to the Middletown program in the amount of \$10,000 per year for the three (3) years 1997-1999.

Cordially,


Kendrick F. Bellows, Jr.

ssl



Robert G. Kiely
President,
Chief Executive Officer

November 6, 1996

To the Main Street Steering Committee:

As a major corporation here in the City of Middletown, we are deeply committed to the revitalization of our downtown.

We feel the Main Street Program, administered out of Connecticut Light & Power and the National Trust for Historic Preservation, is the ideal program to assist Middletown with its downtown revitalization efforts.

Therefore, if chosen as a Main Street community, we are committed to providing financial assistance to the Middletown program in the amount of \$10,000 per year for the next three (3) years.

Sincerely yours,

Robert G. Kiely
President/CEO

RGK:aav

28 Crescent Street
Middletown, Connecticut 06457

tel 860 344-6110
fax 860 346-5485

WESLEYAN
UNIVERSITY

Middletown, Connecticut 06459-0290
(860) 685-3500 FAX: (860) 685-3501



Douglas J. Bennet
President

September 26, 1996

To the Main Street Steering Committee:

As a major institution in the City of Middletown, we are deeply committed to the revitalization of our downtown. We believe that the Main Street Program, administered by Connecticut Light & Power and the National Trust for Historic Preservation, is the ideal program to assist Middletown with its downtown revitalization efforts.

Therefore, if Middletown is chosen as a Main Street community, we are committed to providing financial assistance to the city to support the Middletown program in the amount of \$10,000 per year for the next three years.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Douglas J. Bennet".

DJB/jwm

1997 Main Street Application
Section II, Development History

City MIDDLETOWN

1. Briefly describe the development of your community, including information about its establishment, growth, and economic base. List significant changes to your community over the years, including major factors in its growth or decline.

Middletown is a mid-sized city, located in central Connecticut. It was founded in 1651 and was, at one point, the largest city in Connecticut and a major seaport. Middletown is now the twenty-third (23) largest city in Connecticut. Middletown has direct highway access to Interstates 84, 91 and 95. Middletown's downtown, which is the home of Wesleyan University, is located along the banks of the Connecticut River, which is recognized internationally as one of the "Last Great Places" by the Nature Conservancy. Middletown's evolution as a thriving agricultural and later industrial and commercial center, was highly dependent on its proximity to transportation corridors, first the river, then rail, then highways. Throughout its history, Middletown's downtown enjoyed and benefited from direct access to these transportation corridors. The proliferation of the automobile allowed for the exploitation of Middletown's vast geographic area, but it also reduced residents dependency on the downtown for shopping and entertainment and as a result the downtown has suffered.

2. Summarize your community's current economic and community development trends and describe how these trends affect the commercial district.

The early 1990's showed an alarming rise in commercial and industrial vacancy rates with corresponding loss of jobs in Middletown--especially in the downtown, which is the heart of the Enterprise Zone. Community development had been targeted primarily to support the City's many non-profit social services agencies and to provide and/or improve housing for low- and moderate-income residents.

In the last two years, however, notable improvements have been made and the climate has changed for both economic and community development. Significant investments from the public, private, and private non-profit sectors have changed not only the physical fabric of the area, but have also taken steps toward its further revitalization.

In the north end industrial area the City and State have funded infrastructure improvements which are now complete; businesses have moved in, others expanded, major vacancies have been filled, and actions are pending for the city to take and renovate two large blighted properties. In the downtown, the major source of blight--the former Arriwani Hotel--has recently completed a multi-million dollar rehabilitation and now holds forty units of supportive housing and the local neighborhood arts organization (the Buttonwood Tree) in its Main Street store front. In the central block, the formerly declining "Clocktower Shops" is under new ownership. Its office space is 100% occupied, and commercial space is 80% full. Next door, a large formerly vacant store is now home to Middletown's Adult Education Center and Headstart, which bring many people downtown. Major vacancies remain in the south end; however the completion of the Court House, rehabilitation of the Armory as a community cultural center, and the City's plan for a new police station (with retail frontage on Main Street) will be positive steps toward turning this area around. Throughout the Downtown there has been a burgeoning of new restaurants of all kinds--most of which are helped with low-interest loans from the City.

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Parallel to the reinvestment of the business and non-profit communities in their historic buildings, a major part of the City's CDBG grants are now targeted at historic preservation projects in the downtown which also benefit non-profit arts and children's groups.

Meanwhile, outside the Downtown, both industrial and commercial sectors felt a surge of development following the State's approval of Middletown's Enterprise Zone and its designation as a Targeted Investment Community with all the attendant incentives and perquisites. Key vacancies in the commercial malls on South Main, East Main and Washington Streets were replaced by major businesses investing significantly in the fabric of those areas.

3. Please list your community's greatest economic, social, cultural, and civic assets.

- 1.) Middletown is a young and growing community
- 2.) Low mill rate
- 3.) Diverse and stable tax base
- 4.) Wesleyan University
- 5.) A range of diverse housing opportunities
- 6.) Harborpark and the Connecticut River
- 7.) An overall high quality of life
- 8.) Centrally located between Hartford and New Haven and New York and Boston
- 9.) Racially, ethnically, and economically diverse population
- 10.) Aggressive business retention and recruitment programs (REINVEST and JOBS Loans)
- 11.) Enterprise Zone community
- 12.) Large geographic area with diverse land uses, including rural, suburban and urban
- 13.) Two major limited access highways (Route 9 and I-91)
- 14.) Russell Library, ranked among the top libraries in the state in circulation rates outreach service, non-resident circulation, and average library visits per capita
- 15.) Rail access to major industrial areas
- 16.) Aggressive open space preservation program (\$5.0 million acquisition fund)
- 17.) Numerous Arts & Cultural programs
- 18.) Healthy and attractive downtown with Downtown Revitalization Plan
- 19.) Excellent parks and recreation facilities
- 20.) Excellent social services

4. Describe your community's greatest liabilities.

- 1) Stigma associated with Connecticut Valley Hospital and Long Lane School
- 2) Lack of direct and pleasant access from downtown to Connecticut River
- 3) Lack of a hotel and a movie theater
- 4) Heavy traffic in the area of Routes 9, 66 and the Portland Bridge
- 5) De-institutionalization of Connecticut Valley Hospital patients and the release of substance abuse patients into the downtown area created the impression that downtown is unsafe. This is compounded by the socio-economic problems at the north end of Main Street.

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5. Please list any major community improvement projects, exclusive of commercial district revitalization, undertaken in the last five years. Describe the needs addressed by these project, as well as participants and funding sources.

Middletown residents are very supportive of community improvement projects. Over the past five (5) years, projects have included:

PROJECT	NEEDS	PARTICIPANTS	FUNDING
Snow School	need to replace outdated "Pod" style school with new building connecting gym & auditorium areas	Board of Education	State Bonds City Bonds
Middletown High School renovations	need for major renovations, roof repairs, etc.	Board of Education	State Bonds City Bonds
Farm Hill School	need for complete rehabilitation	Board of Education	State Bonds City Bonds
Open Space Acquisition	need to preserve open space especially in fragile environments for future recreational use and to remove significant parcels of land from sprawling residential development	City Mayors & Council Trust for Public Lands Conservation Commission CT. Valley Hospital Middletown legislators	City Bonds State Bonds State donations
Long Hill Estate	need to rescue a major historic landmark as well as to provide more open space for public recreation	Greater Middletown Preservation Trust Long Hill Estate committees/ Municipal Development Office, State Historical Comm.	State Bonds City Bonds City Gen. Fund
Harborpark Expansion	need for more and better recreational access to the CT. River	Harbor Improvement Agency/ Municipal Development Office	CT. River Trust DEP
North End Industrial Area	need to recycle older industrial area near the downtown with heavy vacancy rates, several older factory buildings and "Brownfields".	DECD City of Middletown business owners	DECD DED City Private Investment

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Liberty Commons	need for local supportive housing units, combined with opportunity to alleviate spot blight	The Connection Fund, Corp. for Supportive Housing, local coalition of Agencies, State, City	State DOH, DSS, CHFA, Federal Shelter Plus, LIHTC, City
Oddfellow's Playhouse	need for a permanent home for successful non profit theater group for youth	Arts Community Citizen's Advisory Committee/ Municipal Development Office Oddfellow's Board	CDBG Private donations Corporate funds Foundation funds
Mc Cutcheon Park / major rehabilitation	need to improve facilities at Crystal Lake for city recreation programs	Park & Recreation Commission/Dept	City
Smith Park Project	need to provide recreational facilities in the Westfield area	Park and Recreation Commission/Dept.	City
Major Tree Plantings	need to improve the appearance of the "Gateways" into town, to replace lost or dying street trees and to enhance parks and greens	Urban Forestry Commission/ Planning & Zoning Office	Federal Grants DEP City funds
Combined Sewer Overflow Projects	mandate from DEP to separate the sanitary sewers from the storm drains in an effort to protect the Ct. River	DEP City Water & Sewer City Public Works	DEP City Bonds
Road Bonds	need for ongoing road maintenance	Department of Public Works	3 City Bonds
Stream Bank Protection Project	need to correct erosion to protect a sewer pump on River road at eastern Drive	Army Corps of Engineers DEP Harbor Improvement Agency/ Municipal Development Office	Federal Grant DED City

6. Describe your community's major goals for the next five years.

The City's Plan of Development, which was adopted in 1991, lists the community's goals for the next five years. Accompanying each goal are specific action-oriented objectives. There are goals in regard to the following subjects: economy, transportation, housing, natural resources, recreation,

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community facilities, education, historic and cultural matters, urban design and city beautification, and land use. Most pertinent to this effort would be the following three (3) goals:

On the Economy

To encourage balanced growth so as to ensure Middletown of a sound fiscal position and a secure employment and tax base.

To encourage and assist existing businesses to remain, prosper and expand and to attract high quality, new businesses.

To encourage retail and service establishments to locate in the Central Business District and discourage their dispersion to other parts of the City.

On Historic and Cultural Matters

To preserve historic and architecturally significant resources and to promote cultural activities in Middletown's Central Business District.

In addition to these goals, in 1994 the Commission adopted "Downtown Visions: 2000 and Beyond" as part of its Plan of Development. This special study established an official vision for downtown and a detailed plan to achieve that vision. While the vision was four (4) paragraphs, an accurate synopsis would be **"A vibrant college town on the banks of the Connecticut River."**

7. Please describe any previous downtown revitalization efforts, including a description of their outcomes and who was involved. If a downtown plan, survey, or study has been conducted in the last three years, describe any resulting action. Include the document with the original application.

Prior to the adoption of "Downtown Visions: 2000 and Beyond," the first ever downtown plan, there had been a number of downtown revitalization efforts. These efforts began with urban renewal. The two most significant urban renewal projects were the Center Street redevelopment project and the Metro South redevelopment project. While these projects certainly eliminated blight, they also completely eliminated the two largest neighborhoods in the downtown. These neighborhoods were then replaced with large scale, suburban style shopping malls. Not surprisingly, today the largest vacancies in the downtown exist in these redevelopment areas where the resident population was removed.

In addition to urban renewal, a seemingly unlimited number of committees have spent thousands of volunteer hours addressing downtown issues. Plans had been developed to improve access to the Connecticut River, to create boulevards on Main Street, to improve facades, to improve parking and traffic flow downtown and to implement urban renewal in the North End to address crime and blighted conditions.

During the creation of "Downtown Visions: 2000 and Beyond," the City funded a Downtown Manager position for one (1) year. One of the Downtown Manager's roles was to create a special taxing district which would have perpetuated his job in year 2 and beyond. While the Manager was

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successful in many endeavors (See Downtown Manager accomplishments attached), he was not successful in convincing the required majority to voluntarily increase their taxes in the midst of a severe economic downturn.

Upon the adoption of "Downtown Visions: 2000 and Beyond", the City has moved in a much more focused and coordinated manner. Since the plan's adoption, the City has accomplished the following:

- 1) The rezoning of downtown to require continuous retail frontage, to create a maximum height along Main Street of six (6) stories and a minimum height of two (2) stories, to create a maximum setback from Main Street, to prohibit negative uses such as adult uses, tattoo parlors, drug and alcohol treatment facilities, pawn shops, and check-cashing facilities (complete);
- 2) Creation of a design review board (complete) and design guidelines (completed for the North End CBD and in progress for the remainder of the area);
- 3) Pursuit of a public-private partnership to fund a Downtown Manager and make application for the Connecticut "Main Street Program." Also, to cultivate a strong relationship with the State Main Street Office, we have contacted the State Coordinator at least monthly and keep her and others apprised of our progress. We have hired a Wesleyan student with experience in the National Main Street Office to work on the application and to help bridge the gap between Wesleyan students and the downtown (in progress--application due Dec. 3).
- 4) Hired a marketing firm to conduct Downtown Market Analysis and Business Development strategy (complete);
- 5) Implemented a community design contest (over 600 entries) to develop upbeat logo and slogan and provided financial assistance to the Central Business Bureau for the banners on Main Street (complete);
- 6) Initiated an ISTEIA grant to plant shade trees along gateways into downtown and thin trees along the River (complete);
- 7) Inclusion of Arrigoni Bridge on National Historic Register of historic places (in progress). Also, in cooperation with Northeast Utilities and RPI, we have studied lighting the arches of the bridge and will begin a fund drive for implementation (final presentation and cost estimates in very near future);
- 8) Down-zoning North End neighborhoods from business to residential to protect the neighborhood;
- 9) Moving Saint Sebastian's convent (Camp-Stearns-Sheldon House), an 1835 historic building, to a gateway location to recreate street scape (in progress);
- 10) Established the Armory Cultural Center project to create a 1000-seat performance space (in progress);
- 11) Creation of Middletown Heritage Trail emphasizing Middletown's rich history (in design, will be applying for grant from CT Humanities Council);

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- 12) Conversion of a severely blighted SRO on Main Street to a supportive housing complex with retail frontage in the largest historic building on Main Street (complete);
- 13) Initiated computerized traffic signal project with historic light poles (in progress);
- 14) Established a downtown location for a police station including significant amount of new retail space along Main Street (planning and site selection complete);
- 15) Relocation of treatment plant to re-capture more riverfront property (planning in progress); and
- 16) Development of a commercial facade improvement program to supplement existing mixed use facade program (in preliminary stages).

8. Characterize the climate of volunteerism in your community. Describe the level of volunteer involvement in various community efforts.

Middletown's volunteer efforts are outstanding. Major users of volunteers are the Chamber of Commerce, Middlesex Hospital, City government, United Way and the many successful non-profit organizations in town. Major community projects simply could not be accomplished without the efforts of highly qualified volunteers. Middletown volunteers offer their time and expertise to groups and initiatives that benefit youth, elderly, neighborhoods, sports, schools, arts, health, the environment, preservation/conservation, economic development, religious institutions and veterans to name a few. Additionally, 600-800 students from Wesleyan annually involve themselves in many aspects of improving the quality of life in Middletown, through an office of community service. Overall, 75% of Wesleyan's undergraduates volunteer their service at one time or another during their 4 years in Middletown.

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A. Community Profile

	<u>1970</u>	<u>1980</u>	<u>1990</u>
1. Municipal population	<u>33,277</u>	<u>39,040</u>	<u>42,760</u>
2. County population	<u>114,816</u>	<u>129,017</u>	<u>143,196</u>
3. If your community is an unincorporated area, list the current population within a 1, 3, and 5 mile radius of the commercial district.			1 mile 3 miles 5 miles
	N/A		
4. Number of households <u>18,102 (1990)</u>		Average household size <u>2.31</u>	
5. Median household income <u>\$ 42,405</u>			
6. Unemployment rate <u>6.3</u> % Date of estimate <u>Aug. 96</u>			

7. Describe your community's major employers. Include their proximity to the commercial district.

<u>Employer</u>	<u>Product/Service</u>	<u># of employees</u>	<u>Distance to district</u>
Aetna	Insurance	+5,000	Five Miles
Bob's Stores	Retail	100	Downtown
Bradlees	Retail Service	100	One Mile
City Hall	Government	200	Downtown
Courthouse	Government	500	Downtown
CT Valley Hospital	Health Care	1,100	One Mile
Middlesex Hospital	Health Care	1,700	Downtown
Middlesex Mutual	Insurance	400	Downtown
Mx Comm. College	Education	300	Three Miles
Northeast Utilities	Utility	300	Three Miles
Pratt & Whitney	Manufacturing	3,600	Seven Miles
Super Stop & Shop	Retail Service	150	One Mile
Wesleyan Univ.	Education	800	Downtown
Liberty Bank	Banking	300	Downtown

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8. List the number of shopping centers and/or strip mall developments within the community.

Middletown Plaza - Caldors, Shop Rite, other small restaurants, a card shop, etc.

Washington Plaza - Staples, World Gym, Block Buster Video, Waldbaums Food Mart, restaurants, and other small shops

Tradewinds Plaza - approximately 50,000 sq. ft. of small restaurants and service establishments

Super Stop & Shop/Bradlees Plaza

Middletown Planning and Zoning has had a longstanding policy to limit the growth of retail establishments outside of the downtown area. As a result, there are only two (2) large undeveloped parcels of land zoned for retail development outside of the downtown area.

9. List and describe any nearby regional shopping malls or centers, including their distance from the community.

Meriden Square - enclosed mall, Filene's, Sears, J.C. Penney, 10 miles from downtown

Westfarms Mall - enclosed mall, Filene's, Lord & Taylor, J.C. Penney, 17 miles from downtown

Berlin Turnpike - extensive bigbox retail development, Home Depot, Circuit City, Nobody Beats the Wiz, Lechmere, etc., 10 miles from downtown

Cromwell, Rt. 372 - extensive suburban strip development, Kmart, Super Stop N' Shop, Wal-Mart (under construction), 5 miles from downtown

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10. Please list the newspapers, radio, and television stations that serve your community. Which are locally owned and/or operated?

Name	Medium	Locally owned?	Locally operated?
Middletown Press	Newspaper	No	Yes
Hartford Courant	Newspaper	No	Local Office
Wesleyan Argus	Campus Newspaper	Yes	Yes
Wesleyan Campus Report	Campus Newspaper	Yes	Yes
Middletown Bulletin	Newsletter	Yes	Yes
Middlesex Magazine	Magazine	No	County Magazine
WMRD	Radio	Yes	Yes
WIHS	Radio	Yes	Yes
WESU	Wesleyan Radio	Yes	Yes
Comcast Cable Vision	Television	No	Yes

11. Describe the housing stock in your community

Pre 1700	<u>0</u> %	1940 - 1960	<u>18.1</u> %
1700-1800	<u>5.8</u> %	1960 - 1980	<u>32.4</u> %
1800-1850	<u>6.1</u> %	1980 - 1990	<u>22.1</u> %
1850-1900	<u>6.2</u> %	1990-present	<u>3.5</u> %
1900-1940	<u>5.8</u> %		

12. What is the general condition of the housing stock in your community?

The condition of the housing stock in Middletown is excellent. There is tremendous diversity in the housing stock both in terms of type and price.

As noted above, Middletown has a significant portion of its housing stock in pre-1940 structures. According to estimates prepared for the Comprehensive Housing Affordability Strategy (CHAS) in 1993, it was assumed that 5% of all rental properties and 3% of all owner-occupied properties have substandard conditions. This translates in 450 rental units and 263 owner occupied units.

The number of substandard units does not reflect lead-based paint. Again, the CHAS estimates the number of rental households with lead-based paint at 2,724 units. Owner occupied units with lead-based paint number 1,203.

13. What is the average vacancy rate for housing in your community? 5-6 %

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14. What percent is owner-occupied? 50.7 %

15. Is tourism considered an economic factor in your community? If so, describe its impact on the local economy.

Tourism has the potential to be an economic generator in Middletown. As described in the next question and in Section IV Question 2, there are a number of events which attract thousands of visitors to our downtown. In addition to these events, Wesleyan University estimates that approximately 6,000 families of prospective students visit the campus annually. These visitors spend money in downtown restaurants and shops and support local organizations by purchasing goods at annual festivals and fairs. Better coordination and the focus that the Main Street program will provide will significantly improve the tourist trade in our City.

16. Describe the cultural, recreational, and tourism assets of your community. List any major resorts or attractions nearby, including their distance from the community.

Middletown's Arts and Cultural Commission brings together and coordinates the many community-based activities associated with Wesleyan University, the Chamber of Commerce, local theater and instrumental groups as well as area artists.

Annual attractions of an artistic/cultural nature include: Hadassah Craft Fair, Italian Festival, Holiday on Main Street, Durham Fair, antique car shows, Children's Circus and the Main Street Festival. Locally, theater productions are held at: Oddfellows Playhouse, the Buttonwood Tree, Turtle Theater and Wesleyan University's Center for the Arts. Area theaters of significance include: Goodspeed Opera House (East Haddam), Norma Terris Theater (Chester), and the National Theater for the Deaf (Chester).

Local sporting events are held at Palmer Field (American Legion Baseball, New England Collegiate Baseball, 1988 American Legion World Series and--hopefully--the 2000 American Legion World Series), Wesleyan University, all four high schools (Middletown High, Vinal Regional Tech, Xavier and Mercy), and on the Connecticut River (Head of the Connecticut Regatta--second only to the Head of the Charles race on the fall rowing calendar). Regionally, Class AA baseball is played in New Britain, New London, New Haven and Norwich--all within one hour of Middletown. Other professional sports are accommodated at the Hartford Civic Center - hockey, basketball, arena football.

Middletown enjoys tourism spin-off from the attractions and resorts in lower Middlesex County. Of note are the National Coaches Conventions brought to Middletown and Cromwell in 1988 and again in 1996 and the Greater Hartford Open (golf) annually held at the Tournament Players Club in neighboring Cromwell. Eco-tourism is growing with the national and international recognition, by conservation groups, of the lower Connecticut River.

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17. List any post-secondary educational institutions in your community. Describe the institution's interaction with and impact on the community.

Wesleyan University, a highly selective liberal arts college, is located two blocks from Main Street. Many of Wesleyan's faculty and staff live in Middletown and contribute to the community through a wide variety of activities. The Oddfellows Playhouse is one example of an initiative that has its roots at Wesleyan but serves the wider community. Wesleyan students are involved in the community through volunteerism and are also important customers of the businesses on Main St. Wesleyan events attract a large number of visitors to Middletown. Wesleyan is committed to the Main Street Program and to the sustained economic growth of Middletown. The institution has committed funds to the Main Street Program and has supported other projects that directly affect Middletown, for example the Armory Cultural Center. The University's position is to be proactive in its commitment to downtown and to promote a meaningful partnership with the city to create a diverse and economically sustainable Main Street.

Middlesex Community-Technical College. The Community College has actively participated in community events. The President has served on various committees including Middletown 2000. The college also produced the City's promotional video.

18. List the regional planning organization for your municipality.

Midstate Regional Planning Agency, 100 deKoven Drive, Middletown, CT 06457

19. List the nearest Small Business Development Center.

Middlesex County Chamber of Commerce, 393 Main Street, Middletown, CT 06457

B. Municipal Government Profile

1. What is the municipality's total budget for the current fiscal year? \$ 89,603,433.
2. What is the municipality's total bonded indebtedness: \$ 53,289,883.
3. What is the municipality's total tax base: \$ 2,192,000,000.
4. What is the total tax base of the proposed Main Street district? \$ 88,596,000

Does the municipality have:

5. A XX full-time _____ part-time mayor?

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6. A full-time part time city/town manager?
7. Community development staff? Yes No
8. Economic development staff? Yes No
9. An adopted comprehensive city plan? Yes No Date adopted: 1990
10. A downtown development plan? Yes No Date adopted: 1994
11. An historic preservation plan? Yes No Date adopted: _____
12. An historic district ordinance? Yes No Date adopted: _____
13. An historic district commission? Yes No Date formed: _____
Purpose: _____
14. Certified Local Government designation? Yes No Date adopted: _____
15. A downtown design review ordinance? Yes No Date adopted: 1995
Who reviews? Design Review and Preservation Board
16. A downtown sign ordinance? Yes No Date adopted: 1970's
17. A building code ordinance? Yes No Date adopted: May 1993
The BOCA National Building Code? Yes No Date adopted: June 1994
18. A full-time part-time building inspector?
19. A planning board? Yes No Date formed: 1931
20. A zoning ordinance? Yes No Date adopted: 1927
21. A zoning board? Yes No Date formed: 1927
22. A full-time part-time municipal planner?
23. A public housing agency? Yes No Date formed: 1940's
24. A tourism commission? Yes No Date formed: 1973
25. A tourism/convention tax? Yes No Date adopted: _____
26. A local sales tax? Yes No Date adopted: _____

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27. A hotel/motel tax? Yes No Date adopted: _____
Specified use: _____
28. An Enterprise Zone? Yes No Date adopted: 1994
29. A special services district (SSD) Yes No Date adopted: _____
Specified use: _____
Who administers? _____ Assessment formula: _____
30. CDBG funds available for commercial revitalization projects? Yes No
31. Tax increment financing? Yes No Date adopted: _____
District: _____ Specified use: _____
32. Tax abatement for rehabilitation of older commercial buildings? Yes No
Date adopted: 1990
33. A Community Development Corporation? Yes No Date formed: _____

A. General District Characteristics

1. Is the commercial district you intend to revitalize a:

- traditional downtown/central business district
 neighborhood commercial district
 other:

2. Provide a brief narrative description of the commercial district, including predominant uses, building stock, and primary customer base.

The proposed district is an interesting mix of old and new. The area north of Washington Street (Rt. 66) is composed of older traditional Main Street buildings with residential areas to the east and west of Main Street. These residential areas make up the primary customer base for the northern end of Main St. This area was untouched by redevelopment.

South of Washington Street was significantly altered by 1960's and 1970's redevelopment efforts. The density is much lower and the two largest redevelopment projects, Riverview Center and Metro Square, have now lost their major tenants, leaving two large vacancies downtown. Middlesex Hospital, Middlesex Mutual, City Hall, and the new Middlesex County Courthouse are major employers in the downtown which utilized land made available through redevelopment. To the southern extreme of the district near the historic south green is a very attractive concentration of historic homes which were relocated to their current location and converted to professional offices. Also in this area is the historic Armory, the Middlesex County Historical Society and several buildings of the prominent nineteenth and early twentieth century religious institutions. The employees of the major downtown businesses, residents of two high rise apartment buildings, Wesleyan University

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students and the elderly make up the primary customer base for the area south of Washington Street.

The land uses in the proposed district are clearly mixed. Uses range from offices to restaurants to personal services to retail to single family to high rise condominiums to social services to governmental.

3. **Successful commercial district revitalization programs initially focus their efforts within a specific district or project area to show concentrated change. List the proposed boundaries of the commercial district on which your program will focus for its first five years. (This description should correspond to the district outlined on the required map.) Describe the rationale for selecting these boundaries. Indicate the characteristics that make this a distinct district.**

As suggested in the application guidelines, the proposed district includes Middletown's traditional commercial core and most of its downtown Historic Districts. Four of the five National Register Districts are included as well as approximately one half of the fifth (Washington Street). This is the area that has the strongest concentration of historic commercial buildings in Middletown. The District boundaries are as follows:

Bounded on the east by the Connecticut River

Bounded on the north by the northern boundary of the Main Street Historic District

Bounded on the west from the rear property lines of the Main Street Historic District southerly along the rear of Main Street properties until the rear of properties fronting on Washington Street, then westerly until Pearl Street, then southerly along the westerly border of the Broad Street Historic District to the westerly border of the Metro South Historic District to the westerly border of the South Green Historic District, which continues southerly, then easterly around Crescent Street and then back to the River along Union Street.

4. **List the major assets of the proposed Main Street district.**

1. Downtown is decidedly multi-cultural, having a racially and ethnically diverse population. This creates an interesting and varied retail market place which includes Ortiz's Spanish grocery, Santa Maria's Italian bakery, the Asian Food Mart, Taj of India Restaurant, and the Imperial Caribbean Restaurant.
2. The structures of downtown Middletown are largely intact. Many are beautiful. They represent a tapestry of architectural styles that range from the colonial to the neo-classical and the post modern. Even those structures that have been adapted to modern times (for better or worse) still can have their structural integrity restored. Middletown is quite fortunate for the overwhelming number of New England's cities have destroyed the majority of their culturally significant structures.
3. The historic character of the south end of Main Street is "quintessential" New England. The town common, historic houses, a museum, the churches, the monuments and the landscape are all

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decided assets. Downtown specialists have long agreed that local history and culture are positive part of the "sellscape." They add value to the marketing experience.

4. The presence of civic structures in the downtown adds value. The fact that municipal offices and the court house are located in the downtown area means that people on civic business must visit the area. Downtown revitalization specialists have long noted that downtowns are places for both civic and commercial uses. It is indeed rare when a downtown has been revitalized without the presence of both uses.
5. Wesleyan University's proximity to downtown is a tremendous strength. College students add color and vibrancy to an area. They also contribute to a sense of constant change. Beyond the students, there are the college visits by prospective students and their parents (approximately 6,000 per year) and numerous special events, for example homecomings, graduations and reunions attract thousands of visitors to Middletown. Colleges add investment and personal security to an area. They are quality conscious in their structural investments, realize that image is important and will be protective of their grounds and surrounding areas. Simply having the college as a neighbor brings a degree of stability to the downtown area.
6. The Connecticut River is close to the downtown. The river is one of the greatest environmental success stories in southern New England. Water quality improvements and land protection of the wetlands along the banks have resulted in the preservation of an ecologically significant river landscape. This river renaissance has resulted in a dramatic increase in recreational use which is expected to continue into the future. The river represents color, activity, the seasons and a connection with nature.
7. The office complexes bring people to the downtown. These people, combined with government and other institutional employees, are a captive market for downtown. These workers tend to be white collar, be paid a middle-class wage and have a degree of discretionary income. They tend to visit restaurants and make "pinpointed" purchases during the 11:30 - 1:30 lunch period and right after work.
8. The mixture of restaurants brings customers to the Downtown. These restaurants serve breakfast, lunch and dinner. They are spread throughout the southern, central and northern ends of the downtown.
9. The presence of specialty shops is an asset. It is an oft-quoted axiom of downtown revitalization that downtown retailers cannot compete with malls and that they have to offer unique goods, special services and have a high quality reputation.
10. The presence of "anchor stores" (which tend to attract customers who will make a special trip just to visit one shop). Middletown has three such stores that function to a degree as anchors. They are: Amato's Toy Store, Bob's Furniture Store and Bob's Clothing. In interviews with shoppers, business owners and civic officials, they pointed out that these three retailers were critically important for Middletown residents.

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11. Public improvements have helped to reinforce the Downtown as an area of value. This can be noted in the upgrading of sidewalks, street lighting, curbing and signs. The City has demonstrated that Downtown is an important place for Middletown residents.
 12. The north end of Main Street has a small town character. Through a combination of civic and private investment, this area of downtown has adapted quite well to market realities. These shops have more characteristics common to an urban village than a large city. They cater to customers who live nearby and tend to walk to the shops.
 13. There are ample opportunities to park in downtown Middletown. This is indeed a rarity in an urban downtown in New England! One can park along Main Street and in public and private lots and garages at strategic locations located along side streets.
 14. There is a large population residing in close proximity to the downtown. Residential areas include the Ferry/Green neighborhood, the Grand/Liberty neighborhood, Wesleyan housing, Sbona Towers elderly housing, the Traverse Square neighborhood, South Green apartments, and River's Edge Condominiums.
- 5. List the major liabilities and needs of the proposed district.**
1. The lack of retail activity. As can be noted on the use map, there is limited retail along Main Street, especially on the west side. The east side of the street, closer to the southern end, has the largest area of vacant retail space in the study area. Without a strong retail presence, people will not visit downtown.
 2. The lack of retail rhythm. There is a rhythm to shopping. Customers want to see a consistent array of shops as they walk along the street. If the rhythm is such that it is a "retail-institution-vacancy-retail-institution" quality, then retail suffers. The north end (east side) works quite well in this regard. The south end (east side) does not work as well.
 3. The Sears Block. The City is quite fortunate in that it only employed the "urban renewal" strategies of the 1960's in particular cases. One such case involved the building of the Sears Block. Like so many urban renewal type ventures in other communities, this effort failed. At present, this block, cold and vacant, provides a testimony that Middletown is no longer a regional shopping Mecca. It is a glaring weakness that will discourage reinvestment in surrounding properties until it is revitalized and reused.
 4. Metro Square. This complex, largely hidden from Main Street, belongs "anywhere USA." Its density, design and site characteristics add little to the City. Furthermore, it isolates shoppers in its complex rather than encouraging them to visit Main Street. As well, there are a number of vacancies and more are expected.
 5. The lack of connection to the river. The Connecticut River is an important iconic element in the minds of Middletown residents. It is less than 1,000 feet from the downtown. Yet, it is only connected to the downtown by automobile and an unwelcoming, dark underground tunnel. One has no knowledge that New England's greatest river is nearby.

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6. There are many non-profit, human service functions along Main Street. When these uses are so common they create a climate which contributes to a decline in the customer base and the retail function suffers. The shopping experience, in order to attract customers, must be easy, psychologically safe, attractive and pleasurable. If there is a climate of fear (real or perceived), then the marketplace suffers.
7. The lack of goods sold to college students. As part of the market study, the consultants examined three other downtowns where college campuses were nearby (South Hadley and Mount Holyoke, Amherst and Amherst College/University of Massachusetts and Northampton and Smith College). They then compared the goods and services offered to those in downtown Middletown. Middletown offered the least number of shops dedicated to the college student. Nothing points this out as much as the fact that one cannot buy a Wesleyan sweatshirt in downtown! The key shortcomings centered upon the lack of book stores, coffee shops, record/video shops, computer stores, photocopying services and movie theaters. Further, there is anecdotal evidence, based upon interviews, that suggests that downtown Middletown merchants are un-welcoming and intolerant of Wesleyan students. (We realize that there is a difference between perception and reality. However, we also know that, in marketing, there is a critical connection between the two. If the perception exists, then there is a problem that has to be addressed.)
8. The perception of crime. There is a perception of crime that is disproportionate to the reality. This perception is very closely linked to the murder of a young girl that occurred over eight years ago at the annual sidewalk sale. What is most surprising is how vivid the memory of this tragedy is. The relocation of the police station to Main Street on the location of the now vacant Sears building is one step towards making people feel that downtown is safe.
9. A lack of excitement. Perhaps it is the vacancies along the southeast part of Main Street, the staid qualities of the banks or the width of Main Street. The Committee feels that the downtown area needs color, banners, street vendors, clean windows, exciting displays and improved signage if it is to succeed. At present, the merchants, on the whole, appear to be quite comfortable in their climate. It is clear there is little excitement or intensity.
- 10 The hours of operation. We have noted that the merchants in downtown do not keep common hours. Further, based upon observations, we have noted that some merchants open late and close early. Finally, the merchants tend to be closed at times that are convenient for the two-income family. Stated bluntly, downtown Middletown is open at times that are most convenient to the elderly, the homebound and the unemployed. One only has to contrast the times of operations with nearby malls (i.e. nights, Sundays) to note the differences. The Steering Committee has pointed out that the large mix of downtown restaurants available to the public during the week is often very limited on the weekends.

B. Physical Profile

1. Size of commercial designated district: approx. 17 (in square blocks)
2. Number of commercial buildings in district: 142

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3. Number of completely vacant buildings in district: 12
4. Number of buildings in district with only upper floors vacant: 16
5. Percentage of buildings that are owner-occupied: 39% renter-occupied: 61%
6. Percentage of buildings in district that are owned locally: 65% out-of-town owner: 35%
7. Number of vacant lots in district: 0

8. Describe the condition of the following elements in your district.

a. Infrastructure (water, sewer, storm sewers, electrical, gas, etc.)

The majority of the water, storm and sanitary sewer lines in the district have been replaced through the combined sewer separation program and/or redevelopment. No deficiencies exist. Natural gas is available from Yankee Gas.

Phone, electric, and cable lines have been buried along Main Street and the entire area south of Washington Street and west of Broad Street. Overhead wires still exist on some side streets and should be buried. Overhead wires also exist in the westernmost portion of the Broad Street Historic District and in the South Green District/Crescent Street area; however, these are less objectionable.

b. Transportation infrastructure (streets, sidewalks, parking facilities, public transportation, etc.)

There are six different public parking areas within the district, with several hundred spaces available. Their overall condition is good, with the exception of the parking arcade superstructure. With the new court house construction, wear in the old parking garage became evident.

Some sidewalks are in need of repair, along Court Street, College Street, William Street, and Broad Street. New handicap ramps are needed along Main Street and several other locations.

Due to redevelopment in the late 1970's and the current C.S.O. program, most of the streets in the district are in good shape. Main Street from Washington Street to St. John's Church, a state road, is in need of resurfacing.

c. Public facilities (public buildings, parks, recreational facilities, etc.)

Buildings: City Hall, Superior Court, former Superior Court, Main Street Firehouse, North End Police substation, Russell Library, proposed downtown police station with retail frontage along Main Street

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Parks: Spear Park, South Green, Harborpark, Louis Lopez Herb Garden

Recreational Facilities: YMCA, skateboard park, Ferry St. playground, roller skating rink

Churches: There are nine major churches in the proposed district many of which are making or have made major capital improvements to their facilities; and three more congregations operating from portions of downtown buildings.

d. Buildings (commercial, residential, and industrial)

Currently, there are approximately 330 structures within the proposed district.

Generally, the buildings in the proposed district are in excellent condition. A September 1996 survey by Long Wharf Architects found that there were only 21 buildings in need of significant repair. Currently, there is only one building in the proposed district listed on the City's blighted structures list.

9. Is safety or crime an issue in the commercial district? XX Yes _____ No
If yes, describe any action taken to address these issues and the outcome.

There are few, if any, downtowns in Connecticut where crime, or the perception of crime, is not one of the most significant issues. Middletown is no exception. Crime and the perception of crime exist primarily at the northern end of Main Street in the Ferry/Green residential neighborhood. Fortunately, this neighborhood is small and the crime in the area is manageable. The Police have developed an aggressive community policing program and have established a north end substation. There is now a very noticeable presence of uniformed officers downtown including foot and bicycle patrols. Also, community groups and social service agencies have mobilized to address substance abuse issues which, in most cases, are at the root of the crime problem.

C. Usage Profile

1. Total number of businesses in the district: 182
2. Total retail sales: \$ 484,760,000 (1995) (List district's if available; otherwise, list community total.)
3. Estimated average rent for commercial space in the district: \$ 6-8 per square foot per year

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4. Number of establishments in the Main Street district that are:

<u>7</u> financial institutions	<u>3</u> insurance
<u>5</u> real estate	<u>20</u> restaurants/baker
<u>1</u> department stores	<u>3</u> grocery stores
<u>5</u> gift/card	<u>2</u> service stations
<u>9</u> apparel/clothing	<u>6</u> auto sales/supplies/repair
<u>9</u> medical offices	<u>17</u> law offices
<u>6</u> accounting/tax offices	<u>2</u> pharmacy
<u>2</u> bars/lounges	<u>9</u> furniture/appliance/home furnishing
<u>4</u> recreation/entertainment	<u>1</u> laundry/dry cleaners
<u>2</u> hardware	<u>9</u> office supplies, misc.
<u>9</u> hair styling (men & women)	<u>11</u> specialty shops
<u>5</u> jewelry	<u>4</u> florist
<u>4</u> shoe/shoe repair	<u>2</u> newspaper/radio/TV
<u>0</u> hotel/motel	<u>3</u> convenience store
<u>1</u> discount store	<u>4</u> other: liquor stores
<u>12</u> churches/synagogues	<u>5</u> other: human services/non-profits
	<u>2</u> other: ice cream/coffee shops

5. Number of government buildings in the district according to the following categories:

schools: 1 municipal: 7 county: 0
state: 2 federal: 0 other 1-Transit Authority :

6. Number of parking spaces available in downtown:

<u>metered/paid</u>	<u>not metered/free</u>
on street: <u>350</u>	on street: <u>50</u>
off street: <u>1349</u>	off street: <u>547 (2 hrs. free)</u>

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7. Number of financial institutions physically located in the district: 6
In which types of projects in the district are these institutions investing?

For purposes of determining downtown investment projects, interviews were conducted with the Community Reinvestment Act officers of Liberty Bank and Farmers and Mechanics Bank (now Citizen's Bank of Connecticut). Investment from both institutions is provided in two forms- monetary and community oriented services. Both banks participate in the State's URBank Program and encourage employee participation in a wide range of non-profit and service organizations in the downtown. These organizations include Middlesex County Chamber of Commerce, Oddfellow's Playhouse, Middletown 2000, United Way, St. Vincent de Paul, services clubs, "I have a Friend" organization, Christmas in April, Literacy Volunteers, Salvation Army, NAACP, and the American Red Cross.

Liberty Bank operates a check cashing service in the North End in partnership with the State of CT Bankers Association. Bi-lingual community outreach officers are assigned to this facility to encourage financial management skills of persons who might not otherwise visit financial institutions. Liberty also functions as the servicing agent for City's REINVEST-low interest business loan program, provides special account services for Wesleyan students; and operates an affordable loan program for low and moderate income persons and small businesses.

Farmers and Mechanics Bank, while also providing for low and moderate business loans, is the servicing agent for the City's JOB program for low interest business loans. They also support the Middletown Foundation for the Art, the Spirit of Middletown Festival, and the Middlesex Historical Society. Moreover, for the past two years, Farmer and Mechanics has been a major sponsor of the Head of the Connecticut Regatta held in at Harbor Park in Middletown. They have provided over forty volunteers and have also helped to underwrite promotion and awards.

More germane to the Main Street Program, Farmers and Mechanics, through its Citizens Bank experience with the Main Street New London program, is ready to design a specialized lending program for the Main Street district which will set aside deferred payment loans to encourage start-up businesses.

8. Building permits issued in the district: 53 1994 36 1995 50 1996, to date
Dollar value \$ 2,384,720 1994 \$ 938,700 1995 \$ 677,965 1996, to date

9. Describe the housing in your designated Main Street district.

Single family dwellings: # units: 20 # or % occupied: 100%
Two family dwellings: # units: 138 # or % occupied: 100%

Apartments # of units # or % occupied

First floor: _____ 204 units approximate. 95%

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Second floor: _____	234 units	approximate. 95%
Third floor: _____	196 units	approximate. 95%
Fourth floor & above: _____	208 units	approximate. 90%
TOTAL	845 units	

10. What is the general condition of the housing in or near the district?

Much of Middletown's older units are in the downtown area. A report entitled, "North End CBD Urban Renewal Plan", last amended in 1992, shows 71% of all housing structures within the project area as either "sound" or "in need of minor repair". The remaining 29% of structures have either major structural deficiencies or are in need of significant repairs.

D. Current Promotion/Marketing Efforts

1. Describe how the public generally perceives your commercial district.

The public's attitude towards downtown is favorable. The public clearly recognizes the beauty and potential of our historic downtown on the banks of the Connecticut River. However, there is a large segment of the population (baby boomers and older) who remember downtown in its heyday. They remember a thriving and vibrant commercial district with department stores, movie theaters, and ethnically diverse neighborhoods. For this reason, many residents perceive downtown as "dead" and have the attitude that "it will never be like it used to be." Despite these perceptions, we have been successful in educating people that they are right, our downtown will not be the same as it was, but it can thrive. It can create its own unique image and become a place where people want to be. We have also highlighted the importance of downtown from a "jobs and taxes" perspective. The public now appreciates that our downtown is our second largest taxpayer and a major employer. Excitement for our downtown is building. Preparing the Main Street application has been a catalyst to generating this excitement.

2. Describe any annual community events held in the district, including date and age of event, attendance, and sponsor(s).

JANUARY

Martin Luther King Service\celebration and March (Mid-January\in and about Main St.)
[400-600]

FEBRUARY

MARCH

"Artworks" Middletown Public Schools Student Art Show - Ezra and Cecile
Zilkha Gallery campus of Wesleyan University, [1500-2000]

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APRIL

Earth Day Celebration\week of April 22-23 (City Hall\Court & DeKoven Dr.) [350-400]

MAY

Jr. Woman's Club Arts & Crafts Show & Sale (South Green\Main St.\10-4 P.M.\ 1st Sat.)[3800-4200]

Black Arts Festival (Harborpark Noon-7)[2800-3200]

Greater Middletown Chorale Spring Concert - (Downtown Church\mid-May)[400-500]

Middletown Symphonic Band Spring Concert - (Downtown Church)[400-500]

St. Sebastian's Festival Weekend (Mid-May\Washington St.)[4500-5000]

Memorial Day Parade (End of May\Main St.) [18,000-22,000]

MAY THROUGH AUGUST

First Saturday Arts\Kleckola Coffee House (Court St.)[100-150\weekly]

JULY 4TH

Annual Concert(South Green\Main St. 7 p.m.)[1000-1200]

Fireworks over the River 9 p.m.[8000-10,000]

Expanded Festival (DeKoven Drive\1997 - Tentative)[anticipated - 10,000-15,000]

JULY

Annual Sidewalk Festival (9 a.m. - 7 p.m. Main St Last Fri. or Sat. up to 1996 [15,000-20,000])

JULY AND AUGUST

Weekly - Summer Sounds\City Concerts (Tues. 7 p.m. South Green-Main St.) [400-500 week]

Weekly - Herb Garden Concerts (Thurs. 7 p.m. Herb Garden\Main St. North End) [350-400 week]

AUGUST

Children's Circus (Palmer Field Washington St - one mile north of Main St.) [3,500-4,500]

Youth Combined Neighborhood Talent Show (Mid-end of Aug. Sat., South Green, Main St.)[900-1000]

SEPTEMBER

Spirit of Middletown (Early to Mid Sept. Main St. in 1996)[8,000 to 10,000]

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Twenty-fifth Hadassah Fine Arts & Craft Fair (Mid Month Sunday, Main St.) [5000-6000]

OCTOBER

Head of the Connecticut Regatta (Harborpark Sunday of Columbus Day Weekend)
[8,000 - 10,000]

NOVEMBER

Holiday on Main St. Weekend holiday events (Sat. Nov. - Mid Dec.) [2500-3500]

Community Tree Lighting\Carol Sing (Friday after Thanksgiving)So. Green - Main St. 5:00)
and Holiday Parade (after tree lighting) [1500-2000]

DECEMBER

Holiday Concerts-Greater Middletown Chorale, Middletown Symphonic Band, Middlesex
Vocal Chords [400-500]

Kwanza Celebration (North End-Main St.) [300-400]

WEEKLY AND OTHER EVENTS

Sept. Thru May: Oddfellows Playhouse events, 128 Washington St.
Buttonwood Tree, 605 Main Street
Russell Library, 123 Broad Street

EXHIBITIONS

General Mansfield House, 151 Main St. (Sun. & Mon.)
Ursel's Web Gallery, 140 Washington St. (Daily)
Russell Library, 123 Broad St. (Daily)
The Russell Library attracts more than 1,000 people daily and ranks third in the state in non-
resident circulation.

The above list is exclusive of Wesleyan University Center for the Arts, Wesleyan Pottery, Russell House, and Davison Art Center events and exhibits - all located within walking distance of Main Street core.

3. **Relate any current efforts to promote or market the district. Describe how these activities are organized and financed.**

Currently, efforts to promote or market the district are extremely limited. This is due to the absence of a properly funded and staffed organization committed to the betterment of downtown Middletown.

The Central Business Bureau (CBB), a group of volunteer merchants, with some funding through the Chamber of Commerce has done tremendous work with limited resources.

The CBB's major promotions include:

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The Spirit of Middletown Festival held on Main Street on September 7, 1996. This festival showcased the City of Middletown. Participants included area merchants and restaurants, Wesleyan University, Middlesex Community-Technical College, the City of Middletown, and fraternal, educational and private organizations.

"Holiday on Main Street" promotion begins the day after Thanksgiving. This month-long event consists of a tree lighting, parade, hay rides with Santa, fun train rides, holiday hospitality and holiday music every day from 10:00 a.m. to 8:00 p.m. and every Saturday from 10:00 a.m. to 2:00 p.m. until Christmas.

Champagne Auction held in the Spring is sponsored by the CBB for all Chamber members and their guests to attend. Featured is "A Taste of Middletown" (samples from downtown restaurants), and an auction of donated items from area businesses takes place during this evening event.

Holiday Lights promotion which involves over 100 businesses contributing to the lighting of the trees on Main Street.

Banners depicting the new Middletown logo, slogan "It's All Here" now line streets in the downtown district. Over 75 businesses participated in this promotion.

American Flag - Adopt-A-Flag promotion inspired over 35 businesses to adopt American flags which line Main Street from Memorial Day to Labor Day.

E. Historic Buildings

1. Describe the general age, architectural style, condition, and historic significance of the buildings in the proposed Main Street district.

The conditions of Middletown's downtown historic buildings range from excellent to good; and by far the majority (50-60%) were built in the nineteenth century. The Main Street Historic District contains a mix of free-standing commercial blocks and groups of buildings with party walls. Most of the historic commercial buildings are 3-4 story, load-bearing masonry structures, interspersed with a few wood framed buildings of the same height and scale. With few exceptions, a consistent architectural rhythm and scale are maintained on both sides of Main Street in the northern portion of the district. The styles of the buildings reflect the many "revivals" popular at the times in which they were built (Gothic, Renaissance, Neo-Classical, Colonial, Greek, Federal-Greek, Georgian, etc.). They also include current styles such as Italianate Commercial, Victorian Commercial, Art Deco, and early twentieth-century Modern commercial. In this historic district, and especially further south in the Metro South, Broad Street and South Green Districts, there are also Federal, Colonial and Greek Revival buildings from the mid-eighteenth to early nineteenth centuries--all in good condition, and in relatively high concentrations.

The historical significance of having this valuable mix of structures on Middletown's long and very wide Main Street is to proclaim to all who visit just who and what Middletown is. It reflects the City's history through periods of prosperity and decline, is the reflection of the City's very essence and

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character, and offers a completely unique experience and opportunity for its future commerce and well being.

2. Is all or part of the Main Street district a designated historic district? Yes No
Is the district a: local district state district national district

Almost all of the area designated for the Main Street district is included in or abuts the five National Register Historic Districts downtown. The largest historic district (Main Street) extends down both sides of Main Street from St. John's Square to the middle of the Central Block; thence continuing south on the west side of Main Street to College Street. The concentration of historic buildings in this district is exceptional. Eighty-six percent predate 1930, and fifty-nine percent were built between 1830 and 1930. Of the seventy-three buildings in the district only ten are non-contributing. Directly south is the Metro South Historic District which extends southerly along the west side of Main Street to Old Church Street then picks up the Armory across Main Street at the south end. In this district the buildings are earlier, built for the most part between the 1750s and 1850s. Fourteen out of fifteen buildings contribute to the historic character of the district. Abutting to the south, is the South Green Historic District. This area includes historic churches, a green, and several contributing historic structures from the early nineteenth century all of which are included in the proposed Main Street District. To the west of Main Street, the Washington Street Historic district stretches out to include thirty-seven properties, only three of which are non-contributing. The Main St. District will include seventeen of these, all but one of which are historic. Also to the west of Main Street lies the larger, mostly residential Broad Street Historic District. All of the one hundred nineteen (119) buildings in this Historic District are included - only five of which are not historic.

3. List any buildings (with street addresses) in the Main Street district that are listed in the Connecticut Register of Historic Places or the National Register of Historic Places. Indicate whether the buildings are listed individually or as part of an historic district.

Of the 256 buildings in National Register Historic Districts which are within the proposed Main Street District, all contributing buildings (238), naturally, are on the National Register as a District; and by virtue of this, are automatically on the State Register as well. Two in the Main Street Historic District are listed individually on the National Register (Holy Trinity Church and the Old Post Office) and two in the Metro South Historic District are on the State Register individually (the William Southmayd and John Cookson Houses) and the Middletown Yacht Club is also on the State Register.

Attached is a list compiled from the inventories from the National Register nominations.

4. Is any community organization involved with the preservation of historic commercial buildings? List the organization and its activities in the proposed Main Street district in the last five years.

The Greater Middletown Preservation Trust was the organization first to introduce and support the idea that Middletown become a "Main Street" community. Its public sector "cousin," the Middletown Design Review & Preservation Board, subsequently strongly supported this initiative. Officials from

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both organizations have been involved for several years in trying to bring the "Main Street" program to Connecticut and were very supportive of its sponsorship by CL&P. The Greater Middletown Preservation Trust and Middletown Design Review & Preservation Board are both very involved in the preservation of historic commercial buildings, and have actively sought creative solutions toward their continued or adaptive reuse. Recently, they were able to have the marble facade of the Pythian Building restored, and have prevented the demolition of another historic structure by soliciting proposals for its move to another commercial block. Both organizations offer design review services and act upon notices from the delay of demolition ordinance. No historic buildings have been removed in the last five years. The relocation of St. Sebastian's convent, (Camp-Stearns-Sheldon House) an 1835 house, is scheduled in December.

1. What specific goals does your community expect to achieve through the Main Street program. Of the district's major liabilities and needs, which will be a priority for the Main Street program to address immediately?

The Downtown Steering Committee feels strongly that participation in the Main Street Program will help the community directly address six (6) of the eleven (11) downtown liabilities. The Steering Committee feels so strongly about addressing these liabilities that they have transformed them into their goals. These goals include:

- 1) Increase retail activity and rhythm along Main Street, recruit retailers to fill vacant commercial space and work to improve facades, window displays and to promote handicapped accessibility to insure shopping opportunities to all of our citizens and visitors.
- 2) Work directly with non-profit human services along Main Street to educate them about the importance of retail rhythm and engaging window displays. Encourage them to consider retail components along Main Street and/or work with them using CDBG funds to relocate off of Main Street.
- 3) "One cannot buy a Wesleyan sweatshirt downtown." Through participation in the Main Street Program we hope to educate existing and new merchants about the purchasing power of this built-in customer base of over 3,000 students and educators. Recruit more bookstores, coffee shops, record and video stores, computer stores, photocopying services and stores selling dorm room basics.

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4) Reduce the perception of crime through education and activity. The Downtown Manager will work directly with the police to continue a strong police presence downtown and to publicize the fact that the crime rate downtown is relatively low.

5) Increase the amount of excitement downtown. We are consistently impressed in other downtowns by what a clean window, a fresh coat of paint, banners, signage, and a swept sidewalk can do. Through the Manager the Main Street Program will help to coordinate window and street cleaning, exciting window displays, grants and loans for facade improvements, banners, plantings and upgraded signs.

6) Better coordinate hours of operation and then promote these more convenient hours of operation to the residents throughout the City. The Downtown Manager will educate existing merchants that their current hours of operation are most convenient to the elderly, homebound and the unemployed. When nearby malls are most active (nights, weekends) all too often downtown stores are closed. Once more coordinated hours are established, intensive promotions will occur.

By addressing these near term goals, we feel that we will be creating an environment which will attract larger investment. This larger investment will lead to the achievement of our longer term goals of:

- 1) the redevelopment of Metro Square, a suburban mall downtown, into a vibrant mixed-use neighborhood with a mandatory residential component;
- 2) the completion of the Armory Cultural Center, a 1,000-seat performance space;
- 3) lighting the arches of the Arrigoni Bridge as a symbol of pride and a gateway to the lower Connecticut River Valley;
- 4) bringing the Valley Railroad north to Middletown so that tourists can board an historic steam train in Middletown and take a ride along the river to Essex and Old Saybrook;
- 5) the reconnection of the downtown to Harborpark and the Connecticut River in a pedestrian friendly manner; and
- 6) maintaining existing housing stock and creating new housing opportunities within the Main Street district.

2. Explain how the Main Street program will fit with the community's goals.

The Main Street Program will "fit" well with the community's goals in that the implementation of the programs "four point" approach to downtown revitalization will help to improve the quality of life here in our city in the following ways:

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Economic restructuring and organization will give much needed support to downtown merchants. By identifying and focusing on a specific, well defined goal, that of downtown revitalization, the Main Street program will facilitate an improvement in communication and coordination between downtown merchants. Moreover, by identifying how to best utilize unused space in downtown, such as the conversion of second-story space to housing or the recruitment of businesses that complement merchants already in downtown, these committees will provide the fundamental structure and guidelines necessary to efficiently use resources in a targeted and comprehensive way.

Through design and facade improvement, Main Street will receive a coordinated "face-lift" which will help rejuvenate its historic fabric while at the same time convincing residents that concrete change is taking place. Design improvement will also extend to the creation of signage that is in keeping with a cohesive and promotable image of downtown, one that makes it distinct from other malls or downtowns in the area and makes downtown a place that people want to visit. These improvements will also extend to downtown's desire to create a more attractive image through landscaping improvements and attractive window displays.

The Main Street Program's focus on promotion will help downtown identify an easily promotable image that is sensitive to the individual needs of its independent business owners. Promotion is a way in which Main Street can attract more residents and visitors, which in turn will help existing businesses and attract new ones.

Most importantly, association with the Main Street Program will give Middletown's revitalization program much needed credibility and institutional support, two critical components which were lacking in previous efforts at downtown rejuvenation.

3. What do you see as the benefits of being involved with the Connecticut Main Street program?

The organization and proven track record of the Main Street program and the Downtown Manager will give our community the opportunity to address our liabilities and highlight our assets.

Over thirty (30) separate entities are focused on the betterment of downtown Middletown, but there simply has been no overall governing body with trained and dedicated staff to coordinate these efforts.

In 1994 the Planning and Zoning Commission adopted "Downtown Visions: 2000 and Beyond," the first ever downtown plan. More than anything else this plan was intended to begin to establish a coordinated approach to downtown revitalization. The plan recognizes the value of the Downtown Manager and the Main Street Program's four-point approach to downtown revitalization. Since this plan's adoption, the City has moved forward on a number of planned initiatives. However, the role of a Downtown Manager is critical. To understand this critical role, one only has to review the impressive results of the Downtown Manager who was employed in Middletown for 15 months (see appendix). We also believe participation will provide the volunteers, the Manager, and the City staff with critical training and expertise from the State and National Main Street offices. In many ways,

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downtown has real disadvantages and its revitalization will be a difficult task. It has become very clear that the Main Street Program is the very best program for downtown revitalization and we are confident the benefits to downtown will be significant.

4. **What do you believe will be the long-term impact of the Main Street program on the community?**

The stability and the coordination that the Downtown Manager and the Main Street Program will provide will result in a revitalized and vibrant downtown district. Downtown will achieve its vision of **a true college town on the banks of the Connecticut River.**

The citizens of Middletown will take greater pride in their community. Residents and visitors will come downtown to dine, relax, and be entertained. Furthermore, the downtown will become a more important contributor to the City's grand list. New investment in the downtown will continue to grow this segment of the grand list which, taken as a whole, represents the second largest taxpayer in the City.

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City Middletown

1. Describe how your community learned about the Main Street program. Explain what steps you've taken to educate and involve key participants and the public.

In 1989, in an attempt to bring the National Program directly to Middletown, the City and the Greater Middletown Preservation Trust sponsored an intensive two-day seminar with representatives from the National Main Street Program. While the political and financial support was not immediately available, the program took root in the hearts of community leaders. As a result of the two-day seminar, the 1993 City Budget contained funding to hire a Downtown Manager with the understanding that subsequent years would be funded by a special taxing district. The Manager was hired and began the task of building consensus for a special taxing district. During the Downtown Manager's tenure, the Downtown Manager, the Chairman of the Planning and Zoning Commission, the Director of Planning, the Director of Municipal Development, and the Project Officer attended the Connecticut Preservation Action Seminar on the Main Street Program in Simsbury, Connecticut.

The City was then pleased to learn of CL&P's interest in sponsoring a Connecticut Main Street Program. Since CL&P's commitment to the program the Director of Planning has attended every meeting and has either brought along or kept key participants informed of the program.

Unfortunately, the referendum on the special taxing district failed and the City was unable to apply for participation in the program in the first year. Undaunted by this setback, the Director of Planning presented the program to the new Mayor. The Mayor enthusiastically embraced the program and began an aggressive campaign to inform key participants and the general public about the program. The Mayor also approached corporate leaders and asked for their financial support. This campaign included the newspaper, public access television shows, public meetings with downtown organizations, and individual meetings with corporate and political leaders. The key participants and the public are now well educated about the Main Street Program and broad based community support exists

2. Describe any commercial district revitalization conferences or seminars that representatives from your community have attended within the last three years.

1994

Connecticut Chapter of the American Planning Association in March
Main Street Connecticut Conference in August
Connecticut Chapter of the American Planning Association in October
Connecticut Trust for Historic Preservation in November

1995

Northeast Regional Conference of American Planning Assoc. in Ledyard, CT in October
Neighborhood Revitalization Zones in Rocky Hill, CT in December

1996

The Economics of Preservation by CTHP in Hartford, CT in May

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Regional Planning Assembly in New York City in April
CCIM Seminar on "Beautiful Bridgeport" and "Smart Marketing" in September
Connecticut Community Development Assoc. Annual Meeting in Norwalk, CT in September
Massachusetts and Connecticut APA Annual Conference in October
Annual Rockfall Foundation Symposium - Town Gown Discussion in September

3. Explain the proposed structure of your local Main Street program. Will the program be housed in a new or existing organization? Describe the organization's mission, tax status, and structure. Describe the board of directors or governing body that will assume financial, policy, and programmatic responsibility for Main Street locally. Explain your reason for selecting this structure. Include an organizational chart.

Middletown proposes the creation of a new, unincorporated organization, "*Main Street Middletown*," operating under a set of by-laws similar to those recommended by the Main Street Center. This interim organization would have its own Board of Directors, as well as a Board of Advisors representing all of the stakeholders in appropriate numbers. It will operate under the financial umbrella of the Business/Industry Foundation of Middlesex County, Inc.--a non-profit, 501(c)(3) foundation of the Chamber of Commerce--which will act as its fiduciary. The new Board will hire the manager and supportive staff and will be housed in the historic Chamber of Commerce building on Main Street. The Chamber will serve in essence as the incubator for this fledgling program. This location is ideal because of its visibility in the heart of the downtown and the fact that it is the home of the Chamber, the Tourism Agency, the Central Business Bureau, the Worker Preparation Program (consisting of individuals who maintain Main Street), the Small Business Development Center, Industry for Middletown (INFORM), and other pro-business organizations.

The Board of Directors will consist of nine to twelve members, and the Board of Advisors up to twenty-five members, most of whom are now participants on the steering committee. The Directors will meet at least bi-monthly to oversee the workings of the district, and the Advisors will meet quarterly.

Under the supervision of the Board of Directors will be four working committees, each focused on one of the four-points: Design, Economic Restructuring, Promotion, and Organization. These committees will meet monthly to discuss the implementation of particular programs that fall within their jurisdiction. Each of the committee chairs will have representation on the Board of Directors to insure that the Board is fully aware of all activities undertaken by *Main Street Middletown*. There will also be a Nominating Committee to nominate Officers and new members of the Boards of Directors and Advisors at each Annual meeting. (Sample By-Laws are in the Appendix)

The combination of having both a working Board of Directors and active committees, combined with an Advisory Board to oversee the general policies and progress of the Main Street District offers the best opportunities for participation of the stakeholders in the district. There is ample space for inclusion of all interested parties; yet the structure also incorporates the efficiencies of several relatively small working groups.

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During the third year of the program, a special taxing district will be proposed. The organization to administer the Main Street program will then be a Special Services Taxing District with its own Board of Directors, and its by-laws will incorporate the essential components of the model by-laws from the Main Street Center. It will assume full responsibility for the financial, policy and programmatic issues of the Main Street Program, and its budget will be based principally on the surtax generated by the district (documentation included in the appendix).

4. Describe the roles and responsibilities of individual members of the Main Street board/governing body. Also list the roles and responsibilities of the board/governing body as a whole prior to and after hiring a program director.

The entity currently assembled for the purposes of developing the application is known as the Main Street Steering Committee, composed of 30 members. The Steering Committee has met as a group on three occasions to be educated on the program, and to oversee the development and completion of the application. They represent most of the constituencies identified in Section I, number 3. These members represent a diverse group of interests, from small business owners to large banks to Wesleyan University. The Steering Committee must develop the logistical balance necessary in order for the program to operate free from excessive influence from either the public or private sectors.

The Steering Committee members are charged with educating their respective organizations on the Main Street Program benefits, fund raising and preparing for the transition to boards of directors and advisors upon application approval. Because this is the second year we have gone through the application process, many of these individuals were previously knowledgeable about the program, and are particularly excited about beginning implementation immediately.

After approval of Middletown's application, the Steering Committee will give way to a smaller Board of Directors, with up to twelve (12) persons. That Board will create officers and establish working subcommittees to address, at a minimum, the four primary focal points of the Main Street Program. The Board of Directors will also have a direct role in the selection of a Main Street manager.

5. Describe the role of the Main Street program manager. Indicate to whom the manager will report. Describe the skills and qualities for which you'll look when hiring.

The Main Street Manager must possess the administrative capabilities of a Fortune 500 CEO, the affability of a salesperson, the promotional creativity of a public relations expert and the organizational demeanor of a United Way executive.

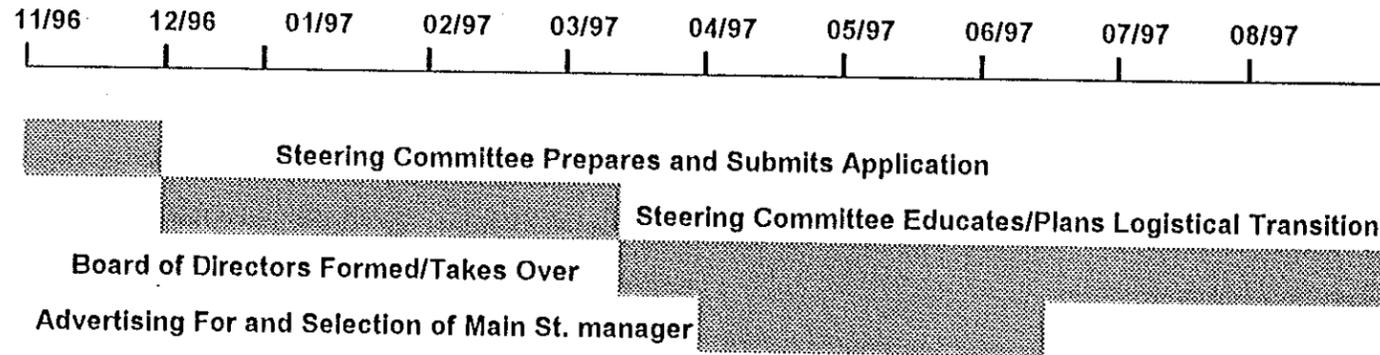
The Manager of the Main Street program will coordinate the various aspects of a typical Main Street Program, including the recruitment and oversight of volunteers and the correlation of efforts between each of the four working committees. The Manager will be in charge of overseeing the implementation of Main Street promotional activities as well as the education of the community on

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the Main Street Program. The Manager will then report to the President of the Board of Directors.

6. Illustrate your plan, with a timeline, to organize the local the Main Street board/governing body and to hire a program manager if your community is selected for Connecticut Main Street Program.



7. Indicate what hiring assistance you are willing to accept from the Connecticut Main Street Program.

- | | |
|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Development and advertising of position description | <input checked="" type="checkbox"/> Review of resumes |
| <input checked="" type="checkbox"/> Collection of resumes | <input checked="" type="checkbox"/> Participation in staff selection committee |

8. Following this page, include a letter from the city and the Main Street organization indicating the community's intent to hire a program manager. A sample is included in the application guidelines.

9. What steps will you take to ensure local acceptance and awareness of the program manager?

The Main Street community is a diverse mix of personalities. Those on Main Street range from the homeless to the CEO's of multi-million dollar corporations. Indeed, the Program Manager must be capable of effectively interacting with everyone. The diversity of the Steering Committee, and eventually the Board of Directors, will be the key to the Manager's success. These community leaders will introduce the Manager to all of the key players in the Main Street community, and begin to build his or her credibility. In addition, there are a number of public access television shows who will interview the Manager and we intend to begin a weekly newspaper article, eventually written by the Manager, explaining the revitalization process, the successes and future challenges.

MAIN STREET MIDDLETOWN STEERING COMMITTEE

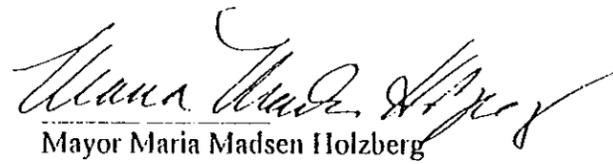
c/o The City of Middletown Planning and Zoning Office

202 Municipal Building

Middletown, Connecticut 06457

We hereby declare that upon selection to participate in the 1996 Connecticut Main Street Program, the Main Street Middletown Program will conduct a search to find and hire a full-time paid program director to coordinate the volunteers and activities of our local Main Street Program.

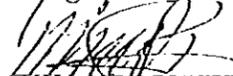
We further commit to funding this position for a minimum of three years during the start-up partnership with the Connecticut Main Street Program.



Mayor Maria Madsen Holzberg



Margaret Minnick, Steering Committee Co-Chair



Richard Wrubel, Steering Committee Co-Chair

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10. If your community is designated as a Connecticut Main Street community, how will you continue to build awareness of and involvement in your local Main Street program after selection?

Steps have already been taken and will continue to be taken to ensure local acceptance and awareness of the program and the essential role of the Downtown Manager. There have been several newspaper articles on Middletown's pursuit of the Main Street Program. The Mayor and the Director of Planning have made presentations to the Central Business Bureau, service organizations and other community leaders. They have also appeared on three public access television shows discussing downtown and the Main Street Program. Efforts such as this will continue and intensify. The application Steering Committee is broad based including representation from the merchants, the clergy, the Chamber, Wesleyan, banks and insurance companies, political leaders, neighborhood groups, etc. Steering Committee members have begun promoting the program and will continue. It is our intent to utilize the media, public meetings, word of mouth, the Internet, mass mailings and any other available means to keep the public informed and build the excitement and volunteer base essential to the Main Street approach and the success of the Downtown Manager.

11. Explain what your community will do to address commercial district revitalization if *not* selected to participate in the Connecticut Main Street Program.

The funding commitments currently in place were secured by explaining the tremendous success of the National Main Street Program. The corporate leaders of Middletown put their money behind the National Main Street Program. It is unlikely that all of the commitments will remain in place if we are not selected. Therefore, we will have to proceed for another year without the Main Street Program and a Downtown Manager. Nevertheless, we will continue our revitalization efforts and we will make every attempt to secure funding commitments and community and political support for the 1998 application process.

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12. Use an additional page to relate any other information not covered elsewhere in this application that you believe should be considered in the evaluation of this application.

As the application demonstrates, Middletown is deeply committed to the improvement of its downtown. The most recent evidence of this commitment to downtown revitalization was the voters approval of a \$9.9 million bond referendum to construct a new police headquarters. The new police headquarters, which includes a retail component along Main Street, will replace the one story Sears building which has sat vacant for over five (5) years.

Benefits

1.) Virtually no retail activity exists on either side of Main Street between Court and College Streets. This situation effectively eliminates any meaningful pedestrian connection between the thriving southern end of Main Street and the stable central block. The new police station will create this pedestrian connection and re-establish a traditional Main Street facade with a significant stretch of continuous retail frontage along the street. This retail frontage along Main Street will stimulate pedestrian activity, comparison shopping and impulse shopping.

2.) The proposal eliminates a building which epitomizes the failure of redevelopment efforts and the decline of downtown due to competition with suburban malls. As long as the Sears building sits vacant, people will perceive the downtown as dead. The new police station creates necessary and positive change which would otherwise be highly unlikely in this largely vacant downtown block.

3.) Security is the number one issue in downtown revitalization. This proposal will foster a greater sense of security in the downtown by increasing the number of uniformed officers and patrol cars coming to and leaving the station twenty-four (24) hours a day. Additionally, the mere presence of a police building "overlooking" Main Street will create an atmosphere of increased security.

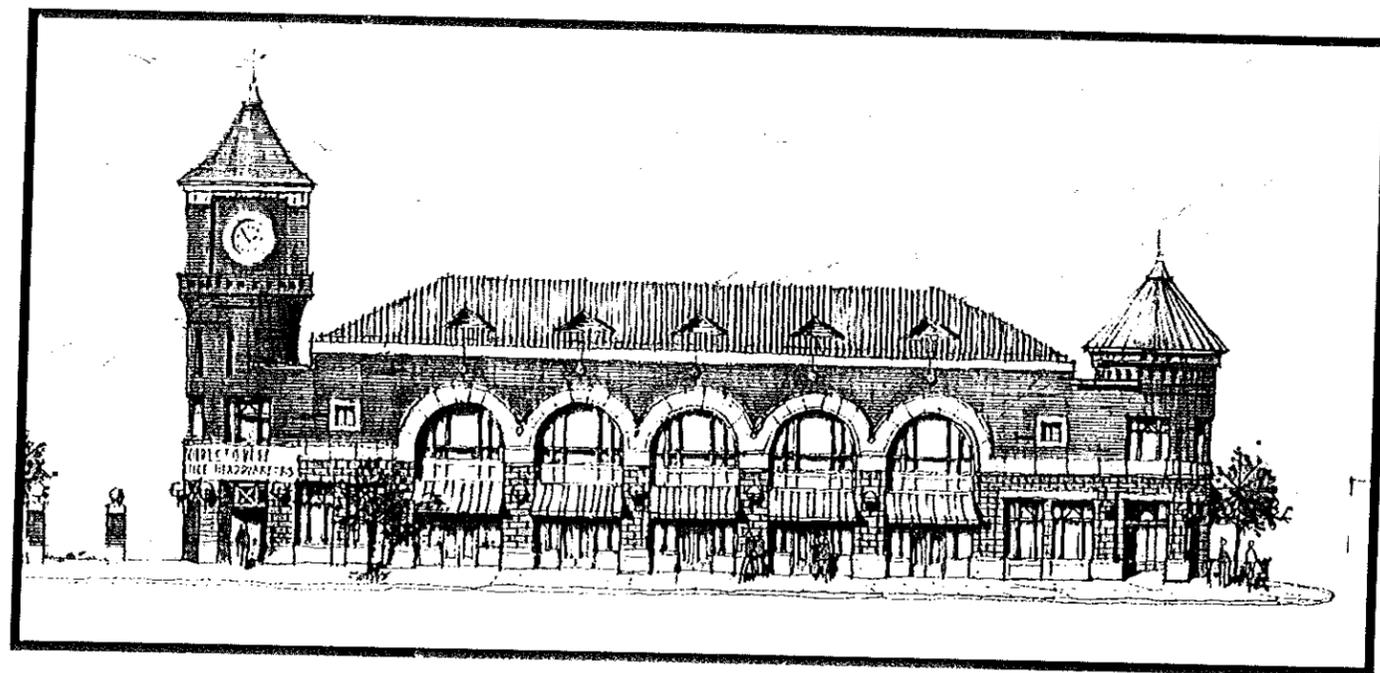
4.) The proposal also brings approximately 130 full time and well paid employees directly into the downtown core to shop and dine at downtown stores and restaurants.

Design Concept

The design concept for the Middletown Police Headquarters reflects the context of the urban center and more specifically many of the architecturally and historically significant buildings along Main Street. A signature clock tower at the entry corner of the building recalls similar elements of the Old Town Hall. The balance of the Main Street elevation is reminiscent of old Main Street's mixture of urban-scaled institutional and commercial facades, partial symmetry, arcade-like street level, combinations of masonry materials and individual window openings.



Vacant Sears Building



Future Police Headquarters
with Retail along Main Street

Articles of Incorporation\Bylaws

CERTIFICATE OF INCORPORATION
NONSTOCK CORPORATION

61-27 REV. 10-69

STATE OF CONNECTICUT
SECRETARY OF THE STATE

For office use only
ACCOUNT NO.
INITIALS

The undersigned incorporator(s) hereby form(s) a corporation under the Nonstock Corporation Act of the State of Connecticut:

- The name of the corporation is BUSINESS/INDUSTRY FOUNDATION OF MIDDLESEX COUNTY, INC.
- The nature of the activities to be conducted, or the purposes to be promoted or carried out by the corporation, are as follows:

SEE ATTACHED -ARTICLE 3 - PAGE 1 THROUGH 4 -

- The corporation is nonprofit and shall not have or issue shares of stock or pay dividends.
- The classes, rights, privileges, qualifications, obligations, and the manner of election or appointment of members are as follows: (If the corporation is to have no members, or only members not entitled to vote, so state.)

SEE ATTACHED - CERTIFICATE OF INCORPORATION - PAGE 4 - ARTICLE 6

5. (6.) - Other provisions:

Dated at MIDDLETOWN, CONNECTICUT this 3 day of JUNE, 1986

We hereby declare, under the penalties of false statement, that the statements made in the foregoing certificate are true.

This certificate of incorporation must be signed by one or more incorporators.

NAME OF INCORPORATOR (Print or Type) 1. LAWRENCE D. McHUGH	NAME OF INCORPORATOR (Print or Type) 2. VINCENT A. AMATO	NAME OF INCORPORATOR (Print or Type) 3. ARTHUR E. WEBSTER, JR.
SIGNED (Incorporator) <i>Lawrence McHugh</i>	SIGNED (Incorporator) <i>Vincent Amato</i>	SIGNED (Incorporator) <i>Arthur Webster, Jr.</i>
FRANCHISE FEE \$	FILING FEE \$	CERTIFICATION FEE \$
TOTAL FEES \$		
SIGNED (For Secretary of the State)		
CERTIFIED COPY SENT ON (Date)		INITIALS
TO		

R OFFICE USE ONLY

**CERTIFICATE OF INCORPORATION
BUSINESS/INDUSTRY FOUNDATION OF
MIDDLESEX COUNTY
PURSUANT TO THE NON STOCK CORPORATION LAWS
OF THE STATE OF CONNECTICUT)**

We, the Incorporators, certify hereby that we associate ourselves as a body politic and incorporate under the Non Stock Corporation Act of the State of Connecticut.

1. The name of the corporation is Business/Industry Foundation of Middlesex County, Inc.
2. The Corporation is non-profit and the Corporation shall not have or issue shares of stock or pay dividends.
3. The nature of the activities to be conducted, or the purposes to be promoted or carried out by the Corporation, are as follows:
 - (a) To receive and maintain a fund or funds of real or personal property or both and, subject to the restrictions and limitations hereinafter set forth, to use and apply the whole or any part of the income therefrom and the principal thereof exclusively for charitable, religious, scientific, literary or educational purposes, either directly or by contributions to organizations that qualify as exempt organizations under Section 501 (c) (3) of the Internal Revenue Code and its Regulations as they now exist or as they may thereafter be amended.

(2)

(b) Such purpose may include, not as a restriction or enlargement thereof, the aims of advancement and diffusion of knowledge and understanding of economics, matters of public concern, finance, education and training, housing, human relations, problems of minority groups, science and technology, economic planning and development, international relations, and other subjects related to improved efficiency, development, and acceleration of both the quality and quantity of economic growth and employment opportunities through:

- (1) The undertaking of studies and research, compilation of the results, and publication thereof through any appropriate media;
- (2) The conduct of training courses, seminars, discussion groups, forums, panels or lectures and the like;
- (3) Any activity which tends to promote understanding, unification, or improved relations between different economic or ethnic groups.

All the assets and earnings shall be used exclusively for purposes hereinabove set forth including the payment of expenses incidental thereto, and no part of the net earnings of the corporation shall inure to the benefit of any member, trustee, officer of the corporation or any private individual except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes, and no member, trustee, officer of the corporation or any private individual except that reasonable compensation may be paid for services rendered to or

for the corporation affecting one or more of its purposes, and no member, trustee, officer of the corporation or any private individual shall be entitled to share in the distribution of any of the corporate assets or dissolution of the corporation.

No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation and the corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office; it being the intention at all times that the corporation shall be tax exempt and donations to the corporation shall be deductible from taxable income to the extent allowed by the applicable provisions of the Internal Revenue Code or other applicable legislation and laws.

Notwithstanding any other provisions of this Certificate, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt under Section 501 (c) (3) of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended or by an organization, contributions to which are deductible under Section 170 (c) (2) of such Code and Regulations as they now exist or as they may hereafter be amended.

As a means of accomplishing the foregoing purposes, the corporation shall have all powers which now are or hereafter may be conferred by law upon the corporation organized for the purposes hereinabove set forth, or necessary or incidental to the power so

(4)

conferred or conducive to the attainment of the purposes of the corporation, subject to the limitation and condition that, notwithstanding any other provision of this Certificate, only such powers shall be exercised as are in furtherance of the tax exempt purposes hereinabove set forth, and as may be exercised by an organization exempt under Section 501 (c) (3) of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended, and by any organization, contributions to which are deductible under Section 170 (c) (2) of such Code and Regulations as they now exist or as they may hereafter be amended.

4. No part of the corporation's income shall be distributed to its members, directors or officers.

5. Upon dissolution of the corporation or the winding up of its affairs, the assets of the corporation shall be distributed exclusively to charitable, religious, scientific literary or educational organizations which would then qualify under provisions of the said Section 501 (c) (3) of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended.

6. Classes, rights, privileges, qualifications and obligations in the manner of election or appointment of members is as follows:

One class of members which shall consist of persons signing the Certificate of Incorporation and such other person or persons who are interested in the purposes of the corporation and make contributions to the corporation.

The members shall not be entitled to vote at meetings of the corporation or take part in its management or operation.

7. The Board of Directors of the corporation shall have the entire responsibility for the management and operation of the corporation and may adopt, amend or repeal the Bylaws of the corporation without the assent thereto by the members of the corporation.

We declare, under the penalties of false statement, that the statements made in the foregoing Certificate of Incorporation are true.

Dated at Middletown, Connecticut, this _____ day of June, 1986.

Lawrence D. McHugh

Vincent A. Amato

Arthur E. Webster, Jr.

BYLAWS

of the *Main Street Middletown* Program

A Connecticut nonprofit organization¹

Article 1

Name and Principal Office of Organization

Section 1. The name of this organization shall be *Main Street Middletown* (hereinafter referred to as "the Program"). The principal offices shall be at 393 Main Street, Middletown, CT. 06457 or at such location as shall be determined from time to time by the Board of Directors of the Program.

Article 2

Purpose

Section 1. The purposes for which this organization is formed are to stimulate downtown economic development in Middletown through organization (encouraging cooperation and building leadership in the business community); promotion (creating a positive image for downtown by promoting the downtown as an exciting place to live, shop and invest); design (improving the appearance of the downtown); and to receive, administer and distribute funds in connection with any activities related to the above purposes; provided, however, that the Program shall only engage in activities that are in the purview of Section 501 (c) (3) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law. No part of the net earnings of the Program shall inure to the benefit of any of its members or any other individual; and the Program shall not participate in, or intervene in, any political campaign on behalf of any candidate for public office.

¹ The term "Organization" will change to "District" when a Special Services Taxing District is created

Section 2. It is the intent of the Program to qualify under the financial aegis of a nonprofit, tax-exempt entity pursuant to Section 501 (c) (3) of the Internal Revenue Code of 1954, as now or hereafter amended. In order to effectuate such intent, no part of the net earnings of the Program shall inure to the benefit of any of its members or any other individual; and the Program shall not participate in, or intervene in, any political campaign on behalf of any candidate for public office.

Section 3. Upon dissolution of the organization, the residual assets of the organization shall be distributed to a private, nonprofit corporation which is an exempt organization as described in section 501 (c) (3) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law, selection of which corporation may be designated prior to dissolution.

Article 3

Program Area

Section 1. The Program Area shall generally be the Downtown Commercial core of Middletown, more specifically described as that geographic area indicated on the attached map (Exhibit A).

Article 4

Membership

Section 1. The classes of members of the Program shall be as follows:

- a) Individual members
- b) Business, professional or property owner members
- c) Associate members
- d) Sponsoring members

Section 2. The Board of Directors shall establish annual dues as it deems appropriate. Such establishment of dues shall include method of payment and application procedure.

Section 3. Any business, organization or individual interested in supporting the purposes of the program may become a member by filing an application in such form as the Board of Directors shall prescribe and subject to the payment of such dues as the Board of Directors may establish. Each active member shall be entitled to one vote.

Section 4. Any member may resign from membership in the Program upon giving written notice thereof to the Secretary of the Program. Such resignation shall specify the reason thereof and the effective date thereof. Members who resign from membership shall not be entitled to any refund of dues therefore paid.

Section 5. The Board of Directors may, at its discretion, suspend the voting privilege of any member who has been and remains in default of his or her financial obligations to the Program for a period of six (6) months or longer.

Article 5

Membership Meetings

Section 1. An annual meeting of the membership shall be held in each calendar year at such time and place as may be determined by the Board of Directors for the purpose of electing officers and directors and transacting such other business as may be properly brought before the meeting.

Section 2. Special meetings of the membership shall be held at any time and place as may be designated in the notice of said meeting, upon call of the President or the Board of Directors either at their own request or upon written petition by at least 10 active members.

Section 3. Written notice of every meeting of the membership, stating the place, date and hour of the meeting, shall be given either personally or by mail to each member not less than 10 nor more than 30 days before the date of the meeting. If mailed, such notice shall be deemed delivered when deposited in the United States with postage thereon prepaid, addressed to the members at their addresses as they appear on the Program's record of membership.

Section 4. Ten percent (10%) of the active members, present in person or represented by proxy, shall constitute a quorum for the transaction of business at all meetings of the membership, except as otherwise provided by statute, by Articles of Incorporation or by these Bylaws. If a quorum is not present or represented at any meeting of the membership, a majority of the members entitled to vote thereat, present in person may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. If the adjournment is for more than 30 days, a notice of the adjourned meeting shall be given to each member.

Section 5. When a quorum is present or represented by proxy at any meeting, the vote of a majority of the active members present in person or represented by proxy shall decide any questions brought before such meetings, unless the Articles of Incorporation or these Bylaws require a different vote, in which case such express provisions shall govern and control the decision.

Section 6. Roberts Rules of Order Newly Revised shall govern the parliamentary procedures of the program when not in conflict with these Bylaws. The order of business may be altered or suspended at any meeting by a majority vote of the active members present.

Article 6

Board of Directors

Section 1. The Program shall be governed by a Board of (9) Directors elected by the members eligible to vote. The term of office for each Director shall be three (3) years, except that the term of office for the members of the first Board of Directors shall be as follows:

- a) Three shall be elected for one year.
- b) Three shall be elected for two years.
- c) Three shall be elected for three years.

Thereafter, three (3) of the Directors shall be elected at each annual meeting of the members. Nominations to the Board shall be made by the Nominations Committee appointed by the Board and shall be set forth in the notice of the annual meeting. Each Director shall hold office for the term for which he or she is elected and until his or her successor shall have been elected and qualified. Directors in office may be reelected for one consecutive term, except that the Immediate Past President's term as a member of the Board of Directors shall commence at the normal termination date of his or her term as President and shall continue to the next annual meeting of the membership thereafter.

Section 2. Any vacancy occurring in the Board of Directors (other than a vacancy resulting from the normal expiration of a term of office) may be filled by the affirmative vote of a majority of the current members of the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office. Any Director may resign by submitting written notice of resignation to the Secretary. Any Director may be removed from office at any time with or without cause by the affirmative vote of two-thirds of the Directors in office. Any member of the Board of Directors who is absent from two consecutive regular meetings without just cause for such absence may be removed as a member of the Board of Directors.

Section 3. The program manager of the Program shall be a nonvoting member of the Board of Directors and shall be present at all meetings of the Board of Directors.

Section 4. The Board of Directors of the Program may hold regular and special meetings. Regular meetings shall be held not less than six (6) times each year. Special meetings of the Board may be called by the President or by the Executive Committee or by four or more Directors. Written notice of the time, place and agenda for both regular and special meetings shall be given to each Director either by personal delivery or by mail, phone or cablegram at least five (5) days before the meeting.

Section 5. At all meetings of the Board, a majority of the voting members thereof shall constitute a quorum for the transaction of business. If a quorum shall not be present at any meeting of the board, the Directors present may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

Section 6. Any action required or permitted to be taken at any meeting of the Board of Directors may be taken without a meeting, if all members of the Board consent thereto in writing, setting forth the action so taken, and the writing or writings are filed with the minutes of the proceedings. Such consent shall have the same force and effect as a unanimous vote of the Board.

Section 7. All new members of the Board of Directors shall participate in an orientation program familiarizing them with the goals and objective of the Program and with their responsibilities.

Article 7
Committees

Section 1. This Program shall have at least five (5) standing committees, which shall be entitled Promotion, Design, Economic Restructuring, Nominations and Membership Development. The Promotion, Design and Economic Restructuring committees shall consist of not less than five (5) members, and shall have as chairperson a member of the Board of Directors of the Program who shall be responsible for directing and coordinating the affairs of the committee. The Nominations and Membership Development committees shall consist of not less than three (3) members, and shall have as chairperson a member of the Board of Directors of the Program who shall be responsible for directing and coordinating the affairs of the committee. The terms of the committees shall be for one year commencing at the time of the annual membership meeting.

Section 2. The Board of Directors, by resolution adopted by a majority of Directors in office, may designate or appoint one or more committees, in addition to the above-named standing committees, including, without limitation, an Executive Committee, each of which shall consist of one or more Directors, and which shall, to the extent provided in said resolution, have and exercise the authority of the Board of Directors in the management of the Program. Other committees not having and exercising the authority of the Board of Directors in the management of the Program may be designated and appointed by resolution adopted by a majority of the Directors appointed at a meeting at which a quorum is present. The designation and appointment of any such committees and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed upon them by law.

Article 8

Officers

Section 1. The officers of the Program shall be elected annually by the membership and shall consist of a President, a Vice President, a Secretary, a Treasurer and such other officers and assistant officers as may be deemed necessary.

Section 2. Officers shall be elected at the annual meeting of the membership. The person then serving as President shall automatically become Immediate Past president upon election of a new President. All officers shall be elected by a majority of the eligible voting members present in person.

Section 3. Except as hereinafter provided the officers of the Program shall each have such powers and duties as generally pertain to their respective offices, as well as those that from time to time may be conferred by the membership or the Board of Directors.

a. President. The President shall preside at all business meetings, but may at his or her discretion or at the suggestion of the Directors arrange for another officer to preside at other meetings. The President shall perform such duties as are usually incumbent upon that officer and such duties as may be directed by resolution of the Board of Directors.

b. Vice President. The Vice President shall have such duties and responsibilities as the President or Board of Directors may from time to time prescribe.

c. Secretary. The Secretary shall record and maintain in good order Minutes of all meetings and all records and correspondence of the program, and shall mail copies of the Minutes of each membership meeting to all members within 60 days from the conclusion of each meeting. The Secretary shall also have such other duties as may be assigned by the membership or the Board of Directors.

d) Treasurer. The Treasurer shall maintain in good order all financial records of the Program. The Treasurer shall also have such other duties as may be assigned by the membership or the Board of Directors.

e) Immediate Past President. The Immediate Past President shall serve as an ex officio member of the Board of Directors and shall act in an advisory capacity to the President and Board of Directors.

f) Temporary Officers. In case of the absence or disability of any officer of the Program and of any person authorized to act in his or her place during such periods of absence or disability, the President may from time to time delegate the powers and duties of such officer to any other officer or any other member.

Article 9

Program Manager

Section 1. The program manager of the Program shall manage the daily operations of the Program. The program manager shall be responsible for coordinating the implementation of the Program's policies and projects and such other duties as the Board of Directors may require. The program manager shall receive for his or her services such compensation as may be determined by the Board of Directors.

Article 10

Board of Advisors

Section 1. The Program shall be advised by a Board of 15 to 25 Advisors elected by the members eligible to vote. The term of office for each Advisor shall be three (3) years, except that the term of office for the members of the first Board of Advisors shall be as follows:

- a) one-third shall be elected for one year.
- b) one-third shall be elected for two years.
- c) one-third shall be elected for three years.

Thereafter, one-third of the advisors shall be elected at each annual meeting of the members. Nominations to the Board of Advisors shall be made by the Nominations Committee appointed by the board of Directors and shall be set forth in the notice of the annual meeting. Each advisor shall hold office for the term for which he or she is elected and until his or her successor shall have been elected and qualified. Advisors in office may be reelected for consecutive terms.

Section 2. Any vacancy occurring in the Board of Advisors (other than a vacancy resulting from the normal expiration of a term of office) may be filled by the affirmative vote of a majority of the current members of the Board of Directors. An Advisor selected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office. Any Advisor may resign by submitting written notice of resignation to the Secretary of the Program. Any Advisor may be removed from office at any time with or without cause by the affirmative vote of two-thirds of the Advisors in office.

Section 3. At its first meeting following the annual meeting, the Board of Advisors shall elect a Chairperson who shall preside at all meetings of the Board of Advisors and who shall have such other powers and duties as may be conferred by the membership or the Board of Directors. The chairperson may at his or her discretion or at the suggestion of the Advisors arrange for another Advisor to preside at certain meetings.

Section 4. Members of the Board of Directors and the project manager or the Program shall be entitled to attend all meetings of the board of Advisors.

Section 5. The Board of Advisors of the Program may hold special meetings. Special meetings of the Board of Advisors may be called by the Chairperson of the Board of

Advisors, by the President of the Program or by five or more Advisors. Written notice of the time, place and agenda for both regular and special meetings shall be given to each Advisor either by personal delivery or by mail, phone or cablegram at least five (5) days before the meeting.

Section 6. At all meetings of the Board of Advisors, one-third of the voting members thereof shall constitute a quorum for the transaction of business. If a quorum shall not be present at any meeting of the Board, the Advisors present may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

Section 7. The Board of Advisors shall assist the Board of Directors in the development of an annual work plan for the Program, providing advice to the Board of Directors and the program manager, and shall provide ongoing advice and counsel throughout the year to the Board of Directors and the program manager as requested by the Board of Directors and the program manager.

Section 8. All new members of the Board of Advisors shall participate in an orientation program familiarizing them with the goals and objectives of the Program and with their responsibilities.

Article 11

Finances

Section 1. All financial transactions shall be handled on behalf of the Program by the Business/Industry Foundation of Middlesex County, Inc., a nonprofit corporation of the State of Connecticut which is eligible for tax-exempt status under the provisions of Section 501(c)(3) of the Internal Revenue Code.

Section 2. Except as the Board of Directors may generally or in particular cases authorize the execution thereof in some other manner, authorization for all checks, drafts and other instruments for the payment of money and all instruments of transfer of securities shall be signed in the name and on behalf of the Program by the program manager and Treasurer.

Section 3. All funds of the Program shall be deposited from time to time to the credit of the Program in such banks, trust companies or other depositories as the Business/Industry Foundation may select.

Section 4. The Board of Directors may accept on behalf of the Program any contribution, gift, bequest or device for the general purposes or for any special purposes of the Program.

Section 5. Within 30 days of the election of the Board of Directors each year, the Board shall approve a program budget for the fiscal year. The approved budget may be reviewed and revised periodically as deemed necessary by the Board.

Article 12

General Provisions

Section 1. The fiscal year of the Program shall begin on the first day of July and end on the last day of June in each year.

Section 2. Not later than three months after the close of each fiscal year, the Program shall prepare:

- a. A balance sheet showing in reasonable detail the financial condition of the Program at the close of the fiscal year;
- b. A statement of the source and application of funds showing the results of the operation of the Program during the fiscal year.

Article 13
Amendments

Section 1. The Board of Directors shall have the power to alter, amend or repeal the Bylaws or adopt new Bylaws by a two-thirds vote of the Directors present at any duly called meeting of the Board, provided that no such action shall be taken if it would in any way adversely affect the Program's qualifications under Section 501 (c) (3) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law.

Letters of Support

JOAN D. MAZZOTTA
701 PINE STREET
MIDDLETOWN, CT 06457

(860) 346-2073
December 1, 1996

Connecticut Main Street Program
The Connecticut Light and Power Company
107 Selden Street
Berlin, CT 06037

To Whom It May Concern:

As a long time resident (41 years) of Middletown and having been a charter member of the Board of the Greater Middletown Preservation Trust, and currently a member of the Board of The Middletown Foundation for the Arts and a member of the Board of the Rockfall Foundation as well as having served in numerous other organizations all of which have had some interest or ties to the Main Street of Middletown, I have observed the various changes which have occurred over time. I have also been a partner in two retail establishments on Main Street: Windsun and Wood which was in the North end of Main Street and Benetton which was in the central area. In the process of operating a Main Street business, you become part of the community of that area. Therefore, you develop a special interest for what is taking place there.

It was with sadness that I witnessed the closing of many of the retail establishments on Main Street but it is gratifying now to feel that there is a revitalization in the offing. The Main Street Committee is comprised of many interested and experienced people who will work for this revitalization and are generating a feeling of optimism for an economic upturn with a vision of Main Street being, once again, a vital and inviting place to shop and congregate as it once was; perhaps even better than it once was.

The assistance offered by the Connecticut Main Street Program is what we need to help carry out the ideas and proposals already being generated by this committee. I wholeheartedly support the efforts of the Middletown Main Street Committee and ask that you choose Middletown as the recipient of your grant to help us conserve our most valuable assets and build upon these to, once again, have a vital Town Center.

Yours truly,


Joan D. Mazzotta

THE MAIN STREET MIDDLETOWN STEERING COMMITTEE
c/o The City of Middletown Planning and Zoning Office
202 Municipal Building
Middletown, Connecticut 06457

A resolution authorizing participation in the Connecticut Main Street Program and designating a representative(s) of the Main Street Steering Committee to assist in coordinating all program application activities.

Whereas the Connecticut Main Street Program has been established by the Connecticut Light and Power Company (CL&P), to assist cities, towns, and rural area in developing district commercial areas and,

Whereas the Connecticut Main Street Program will accept up to three cities or towns to participate in its on-going program and receive intensive technical assistance from CL&P's Connecticut Main Street Program for a minimum of five years,

WHEREAS, the City of Middletown desires to participate in the Connecticut Main Street Program,

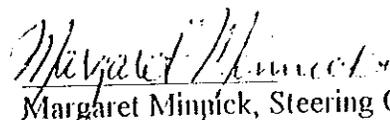
NOW THEREFORE LET IT BE RESOLVED BY MEMBERS OF THE MAIN STREET STEERING COMMITTEE

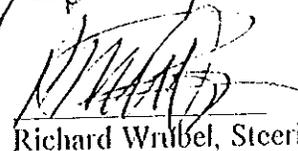
SECTION 1. That the Main Street Steering Committee applies for selection to participate in the 1997 Connecticut Main Street Program with the specific goal of economically revitalizing the designated Main Street district within the contest of the preservation and rehabilitation of it historic commercial buildings and agrees to participate in the development and financial support of the Middletown Main Street program.

SECTION 2. That the Main Street Steering Committee guarantees that a Main Street program director will be employed for a minimum of three years upon acceptance into the Connecticut Main Street program.

SECTION 3. That the Main Street Steering Committee recognizes that a commitment to commercial district revitalization is an on-going process requiring consistent and determined attention, community support and involvement, and a full public-private partnership.

PASSED, APPROVED, AND ADOPTED THIS 30th DAY OF OCTOBER, 1996.


Margaret Minnick, Steering Committee Co-Chair


Richard Wrubel, Steering Committee Co-Chair

Resolution #205
1996

RESOLUTION

A RESOLUTION AUTHORIZING PARTICIPATION IN THE CONNECTICUT MAIN STREET PROGRAM AND DESIGNATING THE MAYOR TO ASSIST IN COORDINATING ALL PROGRAM APPLICATION ACTIVITIES.

WHEREAS, the Connecticut Main Street Program has been established in The Connecticut Light and Power Company (CL&P) to assist cities, towns and rural areas in developing a public/private effort to revitalize their inner-city/downtown commercial areas, and whereas, Connecticut cities and towns will be selected to participate in the on-going program, and receive intensive technical assistance from CL&P for a minimum of five years.

WHEREAS, the City of Middletown desires to participate in the Connecticut Main Street Program.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIDDLETOWN.

SECTION 1. That the City of Middletown applies for Selection to participate in the 1996 Connecticut Main Street Program with the specific goal of economically revitalizing the designated Main Street downtown management area within the context of historic preservation.

SECTION 2. That the City of Middletown guarantees that a Main Street Program District Manager will be employed.

SECTION 3. It is recognized that a commitment to downtown revitalization is an on-going process, requiring continuous on-going attention, a full public-private partnership, and that the Main Street Program is considered one of many economic and community development tools utilized by a locale, and that it is location specific.

SECTION 4. That the Mayor of the City of Middletown is designated to assist in the submission of the application.

ADOPTED BY THE COMMON COUNCIL ON THIS 7th day of October, 1996.

Submitted by: Planning and Zoning

Passed and Adopted
by Common Council
City of Middletown
at its Meeting held
on

10/7/96

HOWARD and McMILLAN

COUNSELLORS AT LAW
386 MAIN STREET
MIDDLETOWN, CONNECTICUT 06457
(860) 346-1377
FAX (860) 346-5121

November 27, 1996

Application Committee
Connecticut Main Street Program
107 Selden Street
Berlin, CT 06037

Dear Committee Members:

In addition to being an attorney in private practice with an office located in downtown Middletown, I have been active in a wide range of community organizations and efforts designed to save, revitalize and advance Middletown. By way of example, I have been president of the Greater Middletown Preservation Trust, chairman of the Middlesex County Chamber of Commerce, and am a member of the Board of the Middlesex Land Trust. By way of a more personal commitment, I represented a community group known as the Committee to Save the South Green pro bono in Federal court to obtain an injunction against a traditional urban renewal total clearance project which threatened the downtown. This effort resulted in the saving of not only the traditional South Green but also many historic buildings in the urban renewal area, and helped spur a recognition of the value of historic assets in downtown Middletown.

As a participant and an observer, I have seen a number of Main Street revitalization and salvation plans and proposals come and go. Most of it has been a rehash of urban renewal with a new name. However, Middletown's Connecticut Main Street Program application appears to be a different matter. If for no other reason, this is because the application is coming up from the people most concerned and involved rather than being handed down by a planning consultant from somewhere else. Middletown is ready for this program. The investment will yield results.

Yours truly,



William Howard

WH:ms

HOWARD and McMILLAN

COUNSELLORS AT LAW
386 MAIN STREET
MIDDLETOWN, CONNECTICUT 06457
(860) 346-1377
FAX (860) 346-5121

November 27, 1996

Application Committee
Connecticut Main Street Program
107 Selden Street
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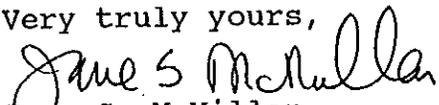
Dear Committee Members:

I am a lawyer and Middletown resident with an office in the Clocktower located in the heart of the downtown area. For many years I was active in the Greater Middletown Preservation Trust serving as its Secretary from 1984 to 1986. Last year I attended the lecture given by Nancy Campbell on the Main Street Program and became convinced that it could provide the guidance Middletown needs to coordinate its current efforts to revitalize its downtown.

Our firm made a financial commitment to the prior Downtown Manager and will make a financial commitment to the Main Street Program. We can also provide technical legal assistance as we have in the past to nonprofits such as The Armory Cultural Center. At some point I might even want to become an entrepreneur myself. I would love to see "CITY PARADISO" on the marquis of the Capitol Liquor store and run an offbeat movie theater downtown.

The Main Street Program appears to offer practical solutions to the problems of downtown which are not only aesthetically appealing but will also be financially rewarding to the merchants and residents alike. I wholeheartedly support the City of Middletown's application.

Very truly yours,


Jane S. McMillan

Westfield Residents for Rational Development of Middletown, Inc.

November 21, 1996

To: The Main Street Selection Committee
National Trust For Historic Preservation

As our history confirms, Westfield Residents For The Rational Development of Middletown, Inc. (WRRDM) can offer a wide variety of help, if Middletown is chosen to participate in CT's Main Street program.

WRRDM is one of, if not the, oldest organization of its kind in the state. It started over 15 years ago as a small, successful, neighborhood grass roots effort to preserve as a National Historic District an area west of Interstate Highway I-91. Today its constitutional boundaries extend eastward to the Sebethe River and northward to the Cromwell and Berlin town lines. Its membership has grown from just a handful of people to an average of 150 residents living in the expanded area. At times this number has swelled to well over 200 people.

Although our organization's primary focus is on anything proposed or happening in Westfield, we are steadfast to the goal expressed in our name. We are concerned about anything being proposed in Middletown as a whole. Certainly this CT Main Street program is one of them.

WRRDM's longevity and proven success record is due to our efforts to be proactive, rather than reactive, to events, plus the organization's willingness to work objectively with developers and the city. In the past we have worked with the city's Planning & Zoning office on such major projects as: 1) helping to create a citywide hierarchy of zones to establish appropriate land-use based on topography, adjacent areas, existing development, and the city's infrastructure; 2) the city's Sub-division Regulations that now include our recommended cluster design to promote open space; 3) when Middletown's Plan Of Development needed to be updated, it was WRRDM's research and indepth mapping of the open space in our Westfield area that set the standard for the other city areas.

Because we have been so thoughtful in our approach to items of concern, and so successful in our efforts, succeeding mayors have asked many of our leaders to serve on important city committees and commissions. Arline Rich, WRRDM's Chairperson, is currently serving on the Steering Committee for this application. Because of her involvement, coupled with city officials having several times addressed our members on the Downtown Visions 2000 and Beyond program and the now approved new police station to be built on Main Street, WRRDM members are very knowledgeable on these and other programs.

Specifically, we know that the Main Street program provides advocacy, technical assistance for 5 years, research, training materials through a comprehensive Four Point Approach that includes a Main Street manager, a Board of Directors, and numerous volunteers and supporters from both the public and private sectors to work on design, organization, promotion and economic restructuring. We also know that the city has

(Continued Page 2)

November 21, 1996

To: The Main Street Selection Committee

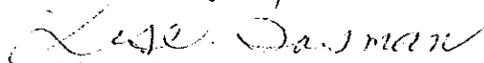
already accomplished some of the necessary requirements of the program, including the financial support. We know, too, that with a vibrant downtown, the influx of tax dollars from new business will lessen the burden of development for all property owners.

Aware of all this, and given everyone's intense desire to have a Main Street that we can all be proud of, where people can safely live, shop, dine and have fun, the members of Westfield Residents For the Rational Development of Middletown Inc. present at our last general meeting voted unanimous approval and support of Middletown's participation in CT's Main Street program.

Based on the size of our membership, the enthusiastic interest of our members, our past proven reliability and success record of preservation, objectivity, and the wide range of knowledge and skills of our members that has made WRRDM so successful, we know that we can generate the vital kind of volunteer help needed for this program and the revitalization of downtown Middletown.

We very strongly, and wholeheartedly, encourage you to include Middletown as one of your 1997 selected cities. Given the opportunity, through our city's combined resources, we will provide you with another stellar example, complete with pictures, of what a city can achieve with the help of the National Trust For Historic Preservation's Main Street program.

Sincerely,



Lise Bosman, Secretary
WRRDM

✓
CC: Mayor Maria Madsen Holzberg

Westfield Residents for Rational Development of Middletown, Inc.

November 21, 1996

To: The Main Street Selection Committee
National Trust For Historic Preservation

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Because we have been so thoughtful in our approach to items of concern, and so successful in our efforts, succeeding mayors have asked many of our leaders to serve on important city committees and commissions. Arline Rich, WRRDM's Chairperson, is currently serving on the Steering Committee for this application. Because of her involvement, coupled with city officials having several times addressed our members on the Downtown Visions 2000 and Beyond program and the now approved new police station to be built on Main Street, WRRDM members are very knowledgeable on these and other programs.

Specifically, we know that the Main Street program provides advocacy, technical assistance for 5 years, research, training materials through a comprehensive Four Point Approach that includes a Main Street manager, a Board of Directors, and numerous volunteers and supporters from both the public and private sectors to work on design, organization, promotion and economic restructuring. We also know that the city has

(Continued Page 2)

November 21, 1996

To: The Main Street Selection Committee

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Aware of all this, and given everyone's intense desire to have a Main Street that we can all be proud of, where people can safely live, shop, dine and have fun, the members of Westfield Residents For the Rational Development of Middletown Inc. present at our last general meeting voted unanimous approval and support of Middletown's participation in CT's Main Street program.

Based on the size of our membership, the enthusiastic interest of our members, our past proven reliability and success record of preservation, objectivity, and the wide range of knowledge and skills of our members that has made WRRDM so successful, we know that we can generate the vital kind of volunteer help needed for this program and the revitalization of downtown Middletown.

We very strongly, and wholeheartedly, encourage you to include Middletown as one of your 1997 selected cities. Given the opportunity, through our city's combined resources, we will provide you with another stellar example, complete with pictures, of what a city can achieve with the help of the National Trust For Historic Preservation's Main Street program.

Sincerely,



Lise Bosman, Secretary
WRRDM

CC: Mayor Maria Madsen Holzberg

**A RESOLUTION SUPPORTING PARTICIPATION IN THE
CONNECTICUT MAIN STREET PROGRAM**

WHEREAS, the Connecticut Main Street Program has been established by the Connecticut Light and Power Company (CL&P), to assist cities, towns and rural areas in developing a public-private effort to revitalize urban neighborhood and traditional central business district commercial areas; and

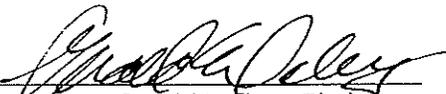
WHEREAS, the Connecticut Main Street Program will accept up to three cities or towns to participate in its on-going program and receive intensive technical assistance from CL&P's Connecticut Main Street Program for a minimum of five years; and

WHEREAS, the City of Middletown desires to participate in the Connecticut Main Street Program.

NOW, THEREFORE, BE IT RESOLVED THAT THE ECONOMIC DEVELOPMENT COMMITTEE OF THE CITY OF MIDDLETOWN:

- SECTION 1. Fully endorses the submission of this application and agrees to participate in the development and financial support of the local Main Street program.
- SECTION 2. Recognizes that a commitment to commercial district revitalization is an on-going process requiring on-going attention, community support and involvement, and a full public-private partnership.
- SECTION 3. Endorses the goal of economic revitalization of the designated Main Street district within the context of the preservation and rehabilitation of its historic commercial buildings, recognizing that the Main Street program is one of many economic and community development tools utilizing by a locale and that it is location specific.

PASSED, APPROVED AND ADOPTED THIS 12th **day of November, 1996.**


Gerald Daley, Chairman
Economic Development Committee


William M. Kuehn, Jr., Director
Municipal Development Office

Kendrick F. Bellows, Jr.
President & CEO



October 31, 1996

Maria Madsen Holzberg, Mayor
City of Middletown
Municipal Building
245 deKoven Drive
Middletown, CT 06457

DEPT. PLANNING & ZONING
1996 NOV - 1 AM 8 0

Dear Mayor Holzberg:

On behalf of Liberty Bank, I am pleased to document our wholehearted support for the City of Middletown's application to The Connecticut Main Street Program.

Liberty Bank is one of Connecticut's largest, soundest and most community-minded financial institutions. Founded in Middletown in 1825 as a mutual bank owned by its depositors, it is the State's oldest mutual bank and it proudly retains its headquarters in the heart of Middletown where we are the largest private employer actually located on Main Street.

Clearly, our future is linked to the health and prosperity of Middletown's Downtown, and therefore both our financial and human resources are committed to the City's application and to attaining dramatic, on-going results once the application is approved.

Cordially,

A handwritten signature in cursive script that reads "Kendrick F. Bellows, Jr." with a long, sweeping flourish at the end.

Kendrick F. Bellows, Jr.

ssl

ELI CANNON'S TAP ROOM
Suzanne C. Ouellette
695 Main Street
Middletown, CT 06457
(860)347-ELIS

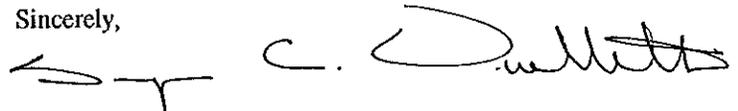
To the Main Street Selection Committee:

I remember three and a half years ago the excitement and anticipation of opening my restaurant, being smothered by endless negative comments on our site location. "The North end of Main Street is run down and gang infested." "Main Street is dead, no one will come." I believe this only added fuel to our fire. Through hard work, endless hours and clever marketing (not focusing on location, but rather quality of product) we have built the reputation as one of the States Best and certainly most innovative Pubs. I believe the three years have been harder than they should have been. The constant uphill battle to fight negative public perception of a "run down Main Street", was very time consuming, a luxury not common to small business owners just starting out. We have won most of the perception battles but the war rages on. The Main Street Program, through strategic planning, group marketing and training could greatly improve the Main Street image all at once instead of one storefront at a time, as we were forced to do. There is strength in numbers. I believe we were a cornerstone of the New Main Street, the Main Street Program is the contractor needed to finish the structure.

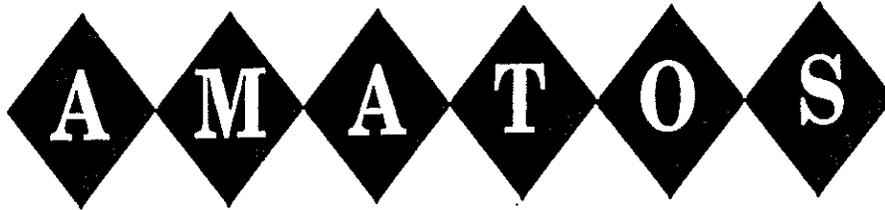
My husband and I are no strangers to community support. The Central Business Bureau, Middlesex County Substance Abuse Action Council Board of Directors, The Hotel and Restaurant Committee, The Downtown Alliance, and numerous volunteer efforts should give you an idea of involvement above and beyond the scope of our business. We have always made business decisions based on long term results. Building a strong community while we build our business seems very natural to us. We would be more than happy to provide our space, staff and ideas to functions that would better the Main Street area and squash once and for all the negative perception.

My Husband and I planned and executed our business on our own. In retrospect, I can say that had we opened our restaurant in a town with the Main Street Program our effort could have been concentrated on business issues and not trying to save the neighborhood all alone. We are here and we are glad to be here and nothing would please us more than to approach a New Main Street Business owner and let them know that because of the Main Street Program we are all in it together. I hope I have made my support for the Program clear, and I hope this letter was somewhat instrumental in your decision to pick Middletown for the Main Street Program in 1997.

Sincerely,

A handwritten signature in black ink, appearing to read "Suzanne C. Ouellette". The signature is written in a cursive style with a large initial 'S' and 'O'.

Suzanne C. Ouellette
Owner - Eli Cannon's Tap Room



Toy and Hobby Stores

395 Main Street, Middletown, CT 06457 & 283 Main Street, New Britain, CT 06051
Middletown phone # (860) 347-1893 FAX # (860) 346-6592 New Britain phone # (860) 229-9069

Connecticut Main Street Program

To Whom it May Concern:

I am writing to support the City of Middletown's application for inclusion in the Conn. Main St. Program.

Middletown still has a viable Main Street. It is, however, in need of an entity, and staff, to focus its efforts to increase its vitality, and the many efforts to attract more shoppers to it.

I have operated a retail business of Middletown's Main Street for over 56 years. My most recent expansion in 1990 from a 3,000 square foot store to about an 8,000 square foot sales area in our own 22,000 square foot building has been successful.

Downtown property owners voted 2 to 1 to set up a special services taxing district 2 years ago, but failed to reach the State required plurality of those who could vote rather than those who did vote.

During most of my time here various City Administrations have done their best to be helpful. Now they have obtained pledges of dollars to hire a Main Street Manager.

When hired, he or she will be much more likely to be successful with the guidance of the trust for historic preservation, which your designation of Middletown's inclusion in your program will provide. I know that many communities are applying. I am sure none have as much support as exists in Middletown, from all sectors of society, as Middletown has demonstrated

Sincerely,

Vincent Amato



Quality Since 1928

404 Main Street
Middletown, CT 06457
(203) 346-9204

October 30, 1996

To the Main Street Selection Committee:

Mallove's Jewelers has been on Main Street in downtown Middletown for 68 years. For three generations our family has met the community's retail needs while also serving as leaders in helping to make Middletown a better place to live and shop. We have witnessed the sad decline in the health of Main Street in recent years and believe that the advocacy, technical assistance, and training your program provides would give us just the support we need to return downtown to a vibrant and economically sound state.

Middletown is a unique community. There has been tremendous sustained interest in revitalizing downtown by businesses and citizens alike, but what has been missing is a comprehensive strategy! Downtown Middletown has so much potential: a wide street, plenty of parking, a strong and active Chamber of Commerce, a nationally recognized university, many varied arts organizations, a community policing initiative, interested and committed business leaders and several thriving houses of worship. The Main Street Program would clearly help us focus the efforts of all of these groups in order to capitalize on our assets.

Personally, we will support this program in whatever ways are needed. We will volunteer our own time as members or leaders of committees, boards, etc. We will be vocal in our support and will recruit other key community leaders to become active, and we will help marshal other local and state resources to support the program.

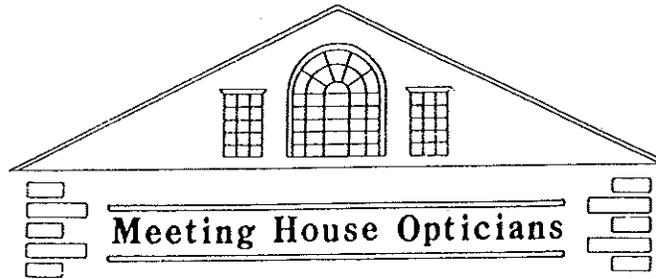
The enthusiasm and the desire to revitalize downtown are already abundant here in Middletown. The Main Street Program will give us the support we need to make our dream of a vibrant Main Street, a reality. Please give our application careful consideration!

Sincerely,

A handwritten signature in black ink, appearing to read 'Marc Levin', written in a cursive style.

Marc Levin
President

Eyeglasses



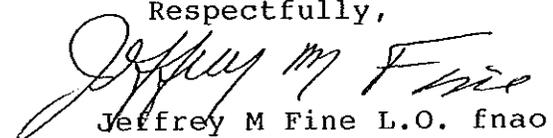
Contact Lenses

Oct. 30, 1996

Re; Connecticut Main Street Program

As a "Main Street " business owner I have witnessed many proposals plans ideas etc. to enhance the town with emphasis on the Main Street Idea. Most if not all of these plans did not work . Reason being poor "look to the future" planning. We now have what appears to be a viable authentic program, that looks at our situation as it is and works with it. It appears to bring together peoples with thoughts and commitment to finally implement a program for Middletown's future . I support this plan and it's concepts for the betterment of Middletown.

Respectfully,


Jeffrey M Fine L.O. fnao



City of Middletown

October 30, 1996

Connecticut Main Street Program
Economic and Community Development
The Connecticut Light and Power Company
107 Selden Street
Berlin, CT 06037

I am writing to endorse the City of Middletown and Main Street Program Steering Committee application for participation in the Connecticut Main Street Program.

When I was growing up in Middletown, I remember Main Street as the focal point of community life. It was where families went to dinner and shop on Friday evenings. It was where young people went to see a Saturday matinee movie. It was a link between the different neighborhoods and socioeconomic groups of the City. It was where everyone and everything came together - for special events and for no special reason at all.

I believe our Main Street and downtown area still has so much going for it that the potential is great to revitalize it and make it once again a destination point for residents of Middletown and our surrounding communities. Main Street's proximity to the Wesleyan University campus and the Connecticut River, as well as the historical and architectural richness of many of its buildings, along with the significant commercial and governmental activity that currently takes place, are major assets.

As Chairman of the Common Council's Economic Development Committee, I am very concerned that we expand our efforts to foster new business investment and job creation in the Main Street commercial district. This area currently represents a major portion of our tax base; however, unless we focus our economic revitalization efforts in a manner such as the Main Street Program, it will be very difficult to stem the tide of shifting tax burden onto residential taxpayers. If that trend continues, the economic health of the community, and our ability to adequately fund municipal programs and services, will suffer greatly.

I am confident that with the many advantages which exist and with the strong historical pride many people feel toward Middletown's Main Street, the Main Street Program would be tremendously successful. The Common Council and its Economic Development Committee strongly endorse it. I urge you to act favorably on our application.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gerald E. Daley".

Gerald E. Daley
Majority Leader
Common Council
City of Middletown

To the Main Street Selection Committee:

I strongly believe the Main Street Program can help in revitalizing Middletown's Main Street through its comprehensive strategy of work, including the Four-Point Approach and the guidance of a full-time Downtown Manager. By approaching the many angles of revitalization at once, I believe Main Street Middletown has the potential to be one of the best Main Streets in Connecticut. This approach would serve to attract new businesses as well as benefiting existing ones.

I am co-owner of It's Only Natural Restaurant at 686 Main Street. The restaurant is an internationally known Vegetarian Restaurant and attracts a broad clientele. The restaurant is physically connected to It's Only Natural Market, and Books and Beyond bookstore. We are four owners operating three separate businesses. We would demonstrate our support by holding fund-raising dinners at the restaurant to becoming involved in the organizational process.

On behalf of It's Only Natural Restaurant, It's Only Natural Market, and Books and Beyond Bookstore, we wholeheartedly support the Main Street Program and we are committed to its efforts to maintain a historic city core and create a healthy local economy in which we can all benefit. Please consider Middletown to be chosen among the Main Street communities chosen in 1997.

Sincerely,

Lisa K. Magee
co-owner,
It's Only Natural



Middlesex County
Chamber of Commerce

Chester • Cromwell • Deep River • Durham • East Haddam • East Hampton • Essex • Haddam • Middlefield • Middletown • Portland

October 28, 1996

Mayor Maria Madsen Holzberg
Municipal Building
Middletown CT 06457

Dear Maria,

I am writing to communicate the support of the Middlesex County Chamber of Commerce for the application to the Connecticut Main Street program. The Middlesex County Chamber of Commerce believes that the Main Street Program provides Middletown with the institutional support and guidance to make the revitalization of downtown Main Street work. Its four-point approach is comprehensive and well suited to a community like Middletown, where previous attempts at revitalization focused on one or more of these points, rather than all four concurrently.

The Middlesex County Chamber of Commerce is very excited about the Main Street program and will support Main Street Middletown by educating the business community on the importance of investment in our downtown. Furthermore, we are prepared to provide assistance in special events that benefit downtown businesses as well as any informational or institutional resources we can provide to the Main Street organization. We are very intent on making this program work, and look forward to working closely with the Main Street manager to create a successful program which might serve as a model for future reinvestment opportunities throughout the county.

As an established institution which represents over 1,850 businesses and over 49,000 individuals, we realize how important our support is to the success of this program and we aim to do everything within our power to make this program realize the enormous potential of Middletown's Main Street.

Sincerely,

Larry McHugh
President

393 Main Street, Middletown, CT 06457-3309 • 860-347-6924 • Down • County 526-4598 • Fax 860-346-1043

Awards: Governor's Laurel Award for Responsible Social Involvement and President's White House Citation for Private Sector Initiatives
U.S. Department of Labor LIFT America Award and Connecticut Small Business Advocate Award



The Greater Middletown Preservation Trust

Serving the towns of northern Middlesex County

October 6, 1996

Maria Madsen Holzberg, Mayor
City of Middletown, Connecticut

Dear Mayor Holzberg,

The Board of Trustees of the Greater Middletown Preservation Trust is pleased to accept your invitation to participate on the steering committee for application to the Main Street program. Our representative for this portion of the process will be Steven Rocco of Haddam.

The GMPT is very excited by what we have heard about the Main Street program. We believe that revitalizing Main Street, as well as the blocks west to Wesleyan and east to the Connecticut River are indeed critical to the recovery and growth of the town. An area as historically important and diverse as the City of Middletown deserves the support of her community to return to the greatness she once enjoyed.

Please feel free to call on me or anyone on the GMPT Board whenever you want support for programs which support our mission as well as this does.

Sincerely,

Bernadette S. Prue
President, Board of Trustees

 **MIDDLESEX**
HOSPITAL

Robert G. Kiely
President,
Chief Executive Officer

October 30, 1996

To the Main Street Selection Committee:

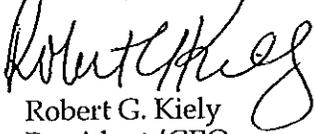
Middlesex Hospital and its parent, Middlesex Health Care Corporation, are vitally interested in the condition and quality of the business core of its hometown. The Hospital has been in service for nearly 100 years at the south end of the Main Street District. Its history is wrapped in the fabric of downtown Middletown. To a great extent, the perception of the Hospital and its services revolve around the sense of care and vitality that come from a successful cityscape.

We, at the Hospital, have been exposed to the possibilities afforded a town chosen to be a part of the Main Street Program. We have seen the presentations given to Middletown 2000 and to the Main Street Steering Committee. We were privileged to be a part of a group assembled by Wesleyan University that spent time last spring looking at possible solutions and practical examples of success stories from other communities. We understand that our problems are not unique, and we look forward to the chance to learn from the experience of those who have responded to similar economic threats.

Because of our concern for the welfare of Middletown's Main Street and all that it means, Middlesex Hospital is prepared to assist in various ways. We have responded to a request of the mayor, Maria Madsen Holzberg, by pledging financial support for a three-year period. This payment is conditioned upon the success of the designation as a Main Street Program recipient. In addition, we will serve on the steering committee with the presence of the chief executive officer or his designee at planning and implementation meetings. We believe in the concept of direct participation, and we assure you of our commitment.

We encourage you to choose Middletown to be one of the recipients of a 1997 award for the Main Street Program. This is a town that stands at the brink of a change in fortune, fueled by local enthusiasm that can only be enriched by outside counsel and assistance. Your support can make the difference.

Sincerely yours,



Robert G. Kiely
President/CEO

RGK:aav

DEPT. PLANNING & ZONING
1996 OCT 15 PM 9:30

28 Crescent Street
Middletown, Connecticut 06457

tel 860 344-6110
fax 860 346-5485



First Church of Christ, Congregational

United Church of Christ

190 Court Street, Middletown, CT 06457-3300 • (860) 346-6657

The Reverend John C. Hall
The Reverend Sandra L. Olsen

October 21, 1996

Mayor Maria Madsen Holzberg
Municipal Building
Middletown, CT 06457

Dear Mayor Holzberg:

I am writing to communicate to you my enthusiastic support for the Main Street USA project which you, William Warner, and others are seeking to implement in our city of Middletown. At the meeting on October 8 which I attended, I was very impressed with the comprehensive approach which Main Street USA offers, and I know many others who were equally excited about it. I think Middletown's Main St. has enormous unrealized potential to become more of a cultural, shopping, and dining magnet. I am very hopeful that a coordinated approach to beautifying our downtown, highlighting its special history, connecting Main St. with the Connecticut River, and building positive energy for our city's center, will all bear much fruit.

I am happy and proud to be able to say that First Church is already working in this direction. A few years ago, we invested several thousand dollars in a beautiful new, illuminated sign and we completely replaced the plantings and lawn in the front yard of our church. This past summer, we successfully completed a \$226,000 restoration of our brownstone exterior, restored the slate roof, replaced copper gutters, and repointed the brick work on the back and sides. As we began to raise money from the congregation for this project, we emphasized the positive statement this work would communicate regarding our commitment to downtown Middletown. Soon we will be spending nearly \$200,000 more on the interior of our building which is used so much by a variety of groups in our community.

I sense that the people of Middletown, and especially our community's leaders, are more than ready to embark on a vigorous campaign to renew Main Street.

Sincerely yours,

John C. Hall
Senior Minister

DEPT. PLANNING & ZONING
1996 OCT 15 PM 9 30



Middlesex County
Chamber of Commerce

Chester • Cromwell • Deep River • Durham • East Haddam • East Hampton • Essex • Haddam • Middlefield • Middletown • Portland
October 31, 1996

To: The Main Street Selection Committee:

The Central Business Bureau is a division of the Middlesex County Chamber of Commerce. Member businesses and organizations are located in the downtown area of Middletown. The Central Business Bureau meets monthly, where issues involving the downtown are addressed with speakers who focus on issues pertaining to the downtown. The CBB organizes informational and promotional events to promote the downtown, which are the following.

The Spirit of Middletown Festival was held on Main Street on September 7, 1996. This festival showcased the City of Middletown. Participants included area merchants and restaurants, Wesleyan University, Middlesex Community Technical College, the City of Middletown, and fraternal, educational and private organization.

Our "Holiday on Main Street" promotion begins the day after Thanksgiving. This month long event consists of a Tree Lighting, Parade, Hay Rides w/Santa, Fun Train Rides, Holiday Hospitality and Holiday Music from November 29th from 10:00am to 8:00pm and every Saturday from 10:00am - 2:00pm until Christmas.

Our Champagne Auction held in the Spring is sponsored by the CBB for all Chamber members and their guests to attend. Featured is "A Taste of Middletown" (samplings from downtown Restaurants) and an auction of donated items from area businesses takes place during this evening event.

Holiday Lights promotion which involves over 100 business contributing to the lighting of Main Street.

Banners for the downtown district depicting the new Middletown Logo, Slogan "It's All Here" and name of contributing business now line our streets in the downtown district. Over 75 businesses participated in this promotion.

American Flag - Adopt-A-Flag promotion inspired over 35 businesses to adopt the American Flag which lines our Main Street from Memorial Day to Labor Day

The members of the CBB wholeheartedly volunteer their time and support to a Main Street Manager and the Main Street Program. To join forces with the expertise of the Main Street Four-Point Approach and a Main Street Manager will be beneficial to our diverse membership.

On behalf of the 225 members of the Central Business Bureau, we thoroughly support the Main St. Program and encourage the selection of the City of Middletown for the 1997 Connecticut Main St. Program.

Sincerely,

Marie Kalita
Chairperson

Central Business Bureau

393 Main Street, Middletown, CT 06457-3309 • 860-347-6924 • Down • County 526-4598 • Fax 860-346-1043

Awards: Governor's Laurel Award for Responsible Social Involvement and President's White House Citation for Private Sector Initiatives
U.S. Department of Labor LIFT America Award and Connecticut Small Business Advocate Award



THE MIDDLETOWN GARDEN CLUB

Middletown, Connecticut

Mayor Maria Holzberg
City Hall
Middletown, Ct. 06457

Dear Mayor;

I am writing to you on behalf of the Middletown Garden Club, a member of the Federated Garden Clubs of Connecticut and of The Garden Club of America. The club has just celebrated its 85th birthday and 80th year as a member of the latter organization by raising over \$15,000 for plantings at the site of a soon-to-be-restored city-owned mansion and park. This should indicate that our group is dedicated not only to the beautification of our own gardens but also to the "gardens" of our community. Planting trees at the entrances to town, maintaining plantings at the town library, starting a tree farm at a school with the students, and decorating public buildings with Christmas greens are just some of the ways we have tried to help maintain a standard of environmental quality for Middletown.

Four of our projects have directly involved Main Street. Some years ago we planted the ground cover at the site of a newly constructed fountain and benches. Three other projects, started soon AFTER, are currently continuing: the design, planting and maintenance of an herb garden on Main St. at Mansfield House, the headquarters of the Middlesex County Historical Society; the initiation of barrels of seasonal plantings lining the sidewalks for the length of Main Street; and plantings at a prominent traffic island with a "Welcome to Middletown" sign for motorists entering Main Street from the Arrigoni Bridge across the Connecticut River. The latter two projects were requested by the City in an effort to improve the appearance of Main Street just about the time when our local economy began to take a down turn. In the beginning we helped with obtaining the seventy some barrels and plant material and did the physical work. I will never forget one blustery day when, kneeling on the sidewalk planting Christmas shrubs, I heard a voice exclaim in heart-felt tones, "God bless you girls! GOD BLESS YOU GIRLS!" A pair of elegant trouser legs was standing next to me, and as I looked up I saw the face of one of our most prominent store owners. Here he was: pathetically grateful for any effort - no matter how minor - to improve Main St.!

But by this time Main Street's decline was well on its' way. At first we had relied on the store owners to water and prune the barrels, but inexorably there were fewer and fewer store owners to perform the task. Blank windows and "For Rent" signs were scattered along the blocks. We continued to work with the City to try to keep the barrels and traffic island plantings going. But now the store owners' maintenance help was supplanted by that of Workfare people. And some Club members began to feel that planting the flowers was akin to the fruitless efforts of the boy in Holland trying to hold back the ocean by putting his finger in the dike's hole.



We came to realize that a major effort - such as a Main Street Program - was sorely needed to restore economic health and visual appeal to our downtown. Although this program had been discussed a few years ago, not enough merchants had been convinced such a program was necessary in order to turn things around. However, this time things are different. Many now understand that restoring the original facades wherever possible, and developing more tasteful signage will create an atmosphere that sets this street of shops apart from the homogenized appearance of many other Main Streets and malls. Many realize an active recruiting campaign should target certain businesses now missing. And many realize that such a community-wide effort will require the organizing skills of a downtown manager with an adequate budget. In addition, some of the most prominent corporations have pledged their financial support. For the first time there is a coalescence of city leaders in initiating some practical steps toward the revitalization of our downtown. Therefore, Middletown Garden Club is glad to participate in this exciting and timely project.

I personally believe that Middletown not only demonstrates a clear need to be chosen as a Main Street Program, but has the will to carry out its share of the tasks necessary for the program's success.

Sincerely,

A handwritten signature in cursive script that reads "Kätchen Coley". The signature is written in dark ink and is positioned above the typed name and title.

(Kätchen Coley)
Conservation Chair, Middletown Garden Club

October 30, 1996



Howarth Flower Shop
 512 Main Street
 Middletown, CT 06457

Connecticut Main Street Program
 The Connecticut Light and Power Company
 107 Selden Street
 Berlin, CT 06037

To the Main Street Selection Committee,

As the owners of Howarth Flower Shop, a Main Street business for 35 years, we feel the need for the revitalization of Main Street every day. Gone are the days when there were more pedestrians than motorists on Main Street. I can remember coming to Main Street as a child and how much fun it was just to walk the street and see all of the people shopping, dining and having a good time in perfect safety. Our business has become one which is completely dependent on telephone orders, the walk-in clientele is simply not there anymore. The number of quality retailers on Main Street is slowly but surely dwindling and some effort must be made to stop this trend before it is too late. The Main Street Program is vital to this effort. The proven approach taken by this program is absolutely necessary because of the way the Four-Point Approach works. If Middletown consumers see many efforts being made toward updating and organization, they will realize that not only do the merchants care about what is happening on Main Street, but the community cares as well. This sort of approach is imperative for any business to continue to flourish on Main Street, and if the businesses flourish, so does the community.

We at Howarths are willing to support this program in every way possible. We have strong ideas on what Main Street needs and what it does not need. We will make it a priority to attend every meeting and give as much input as we can. We realize that a program such as this is completely dependent on the support of the community and our support will never be in question. We have considered many times moving our business off Main Street simply to entice customers into our store, however, there is a certain feeling of tradition involved in being located on Main Street, particularly when you've been in the same spot for as long as our store has. We have watched, with great sadness, the demise of a Street that was once a booming social gathering place and now stand ready to be an important voice in the resurrection of that all-important feeling of community.

We ask you, as the selection committee, to help us in our sincere efforts by choosing Middletown as one of the sites which benefits from your program. Our complete support and experience as retailers will be yours whenever it is needed. Help us to make Middletown what it once was, and then watch as we grow into a community that every resident can be proud of.

Sincerely,


 Anthony Palmieri


 Joseph DeMaio III

Howarth Flower Shop

received 10:30
 P42 dept. 11/22/91

WESLEYAN UNIVERSITY

Middletown, Connecticut 06459-0290
(860) 685-3500 FAX: (860) 685-3501



Douglas J. Bennet
President

November 26, 1996

To the Main Street Selection Committee:

Wesleyan University, a highly selective liberal arts college with an enrollment of 2,700 undergraduates, is located two blocks from Middletown's Main Street. As an institution, we are committed to working in partnership with the City of Middletown to maintain the economic and social vitality of the downtown district. We enthusiastically support Middletown's application for the Main Street Program. We have participated as a member of the steering committee in the drafting of the proposal and we are prepared to provide monies in support of the Main Street Manager position.

I believe that Wesleyan can contribute to the Main Street Program in several fundamental ways. First and foremost, Wesleyan University is an integral part of Middletown; many of our faculty and staff live in Middletown and nearly all of our students are in residence. Wesleyan people have a long history of volunteer involvement in the larger Middletown community. Much of this activity contributes to the vitality of the downtown district, and I will continue to encourage this participation. Because of our proximity, Wesleyan students, faculty and staff are important customers of the businesses on Main Street. In addition, our campus events attract large numbers of visitors to Middletown each year. To assist this program, we are prepared to conduct a market survey to determine how Main Street businesses can be enhanced to better appeal to the Wesleyan community. We are also prepared to study the physical corridor between the Wesleyan campus and Main Street to understand how Main Street might be made a more attractive destination.

Finally, as Wesleyan plans for its future, we will work to ensure that our policies and long-range plans, where appropriate, will be a positive force for the future welfare of Middletown's downtown. Wesleyan and Middletown have a mutually-vested interest in the revitalization of Main Street. I believe that our partnership will help make this program a success and I urge you to select Middletown as a Main Street community in 1997.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Doug Bennet", written over a large, sweeping flourish.



THE MIDDLESEX COUNTY HISTORICAL SOCIETY
151 Main Street
Middletown, Connecticut 06457
(203) 346-0746

23 November 1996

The Honorable Maria Madsen Holzberg
Middletown Municipal Building
245 deKoven Drive
Middletown, Connecticut 06457

Dear Mayor Holzberg:

On behalf of the Middlesex County Historical Society, I would like to eagerly endorse the City's application to the Connecticut Main Street Program, and to pledge our support towards revitalizing our unique and promising Main Street.

As residents of Main Street, and as the keepers of the community's past, we look forward with enthusiasm to a vital, active, diverse downtown that will reflect our city's fascinating heritage and at the same time urge it forward into a prosperous future.

With so many of us in the community working zealously toward the same goal, and with a downtown manager at our helm, I feel our Main Street will become the pride of the city once more.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Dione Longley', written in a cursive style.

Dione Longley
Director

JOAN D. MAZZOTTA
701 PINE STREET
MIDDLETOWN, CT 06457

(860) 346-2073
December 1, 1996

Connecticut Main Street Program
The Connecticut Light and Power Company
107 Selden Street
Berlin, CT 06037

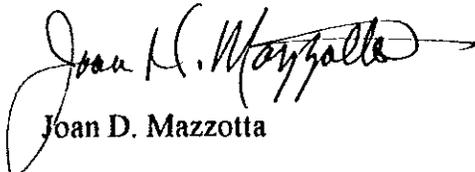
To Whom It May Concern:

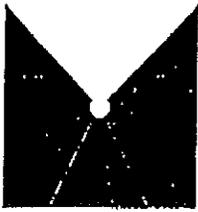
As a long time resident (41 years) of Middletown and having been a charter member of the Board of the Greater Middletown Preservation Trust, and currently a member of the Board of The Middletown Foundation for the Arts and a member of the Board of the Rockfall Foundation as well as having served in numerous other organizations all of which have had some interest or ties to the Main Street of Middletown, I have observed the various changes which have occurred over time. I have also been a partner in two retail establishments on Main Street: Windsun and Wood which was in the North end of Main Street and Benetton which was in the central area. In the process of operating a Main Street business, you become part of the community of that area. Therefore, you develop a special interest for what is taking place there.

It was with sadness that I witnessed the closing of many of the retail establishments on Main Street but it is gratifying now to feel that there is a revitalization in the offing. The Main Street Committee is comprised of many interested and experienced people who will work for this revitalization and are generating a feeling of optimism for an economic upturn with a vision of Main Street being, once again, a vital and inviting place to shop and congregate as it once was; perhaps even better than it once was.

The assistance offered by the Connecticut Main Street Program is what we need to help carry out the ideas and proposals already being generated by this committee. I wholeheartedly support the efforts of the Middletown Main Street Committee and ask that you choose Middletown as the recipient of your grant to help us conserve our most valuable assets and build upon these to, once again, have a vital Town Center.

Yours truly,


Joan D. Mazzotta



December 2, 1996

Middlesex
County
Revitalization
Commission

393 Main Street
Middletown
Connecticut 06457
(203) 347-6924
(203) 526-9990
Fax (203) 346-1043

Ms. Lisa Bumbera
Connecticut Main Street Coordinator
Northeast Utilities
107 Selden Street
Berlin, CT 06037

Dear Ms: Bumbera:

The Middlesex County Revitalization Commission, a regional economic development entity devoted to improving the economic climate throughout Middlesex County, unanimously voted to support the applications of both Middletown and Portland, Connecticut for the Connecticut Main Street Program. The vote to support both of the applications took place at the regular meeting on November 26, 1996.

With the two downtown commercial districts linked closely by the newly renovated Arrigoni Bridge, we see a unique and challenging opportunity to work in both communities and simultaneously develop upon the strengths of each community in a more comprehensive and hopefully a more cost efficient manner. We look upon this as an opportunity to foster additional regional identity and enhance the cooperative inter-governmental relationships which are noted throughout the state. Our members, the chief elected officials of each of the fifteen Middlesex County communities, believe this program of technical assistance will serve the area as an excellent tool to assist in building a model of economic stability and increased economic prosperity for the region.

We hope you will join us in looking favorably upon their applications and we look forward to providing any assistance we may.

Yours truly,

Hugh Curley
Executive Director

Chester

Clinton

Cromwell

Deep River

Durham

East Haddam

East Hampton

Essex

Haddam

Killingworth

Middlefield

Middletown

Old Saybrook

Portland

Westbrook

c. William Kuehn, City of Midletown
Ray Carpentino, Town of Portland

The Church of the Holy Trinity

The Church With a Heart  In The Heart of Middletown

381 Main Street + PO Box 187 + Middletown, CT 06457
Phone (860) 347-2591 + Fax (860) 347-2592

The Rev. Margaret H. Minnick, Rector

November 27, 1996

Dear Friends,

I am writing in support of the Middletown application for inclusion in the Connecticut Main Street Project. We at the Church of the Holy Trinity have, probably, more history with the Main Street community of Middletown than any other group who has written. Our first church, founded in 1724, was located on the South Green. It was here that the first Bishop in the American Church, Samuel Seabury, was recognized. Our second church is located on Broad Street and is now Russell Library. Since 1850 we have worshipped in the brown stone building on Main Street. In the late 1970's the church was faced with major decisions about renovation and, at that time, voted to stay on Main Street rather than building a new church at another site.

All of this history is to show that we are deeply committed to both the City of Middletown and its Main Street. In the past year we have built a new patio on the side of our building, upgraded our signs, and are in the process of working with Head Start to use a Community Development Block Grant to build a playground and garden behind the church. These adjacent areas will allow the children and elderly who live downtown to interact with one another in an attractive and safe environment.

I believe our efforts coincide nicely with the efforts of the City and private enterprise to improve the quality of life on our Main Street. We are all committed to revitalizing our downtown and I hope that you will want to support our efforts by making us one of your Project cities. I would not have agreed to co-chair the application committee if I did not believe that we will succeed. This is a wonderful community to live in. We simply want to make it even better.

Sincerely Yours,



The Rev. Margaret H. Minnick



N.E.A.R., Inc. 605 Main Street • P.O. Box 71 • Middletown, Connecticut 06457

a non-profit arts organization recognized by the IRS as tax exempt under section 501(c)(3)

phone/fax: 860 / 347-4957
email: near@buttonwood.org
website: www.buttonwood.org

EXECUTIVE DIRECTOR

Stephan Allison

ARTISTIC DIRECTORS

Abigail Reynolds
Literary

Stephan Allison
Music

Peter Loffredo
Theater

Jeffrey Greene
Visual Arts

Nov. 25, 1996

Main Street Selection Committee
c/o Planning and Zoning Dept.
202 Municipal Building
Middletown CT 06457

VOLUNTEER DIRECTOR

Beth Lapin

To the Main Street Selection Committee:

LITERARY CONSULTANT

Tony Connor

It has been a great pleasure working these last few months with the members of the Main Street Steering Committee. I am certain that Middletown will benefit tremendously with support from the Main Street Program based upon the the great deal of enthusiasm, planning, and organization which have been so evident in the application process.

My present involvement with The Buttonwood Tree/NEAR Inc., The North End Community Coalition (NECC), The Arts For All Round Table, and volunteer work with city youth gives me ample opportunity to witness the various efforts which contribute to Middletown's current vitality and future revitalization. I have experienced a sense of optimism as I see social and civic agencies, neighborhoods and businesses begin to work together.

Middletown is blessed with great diversity and cultural richness. The task of galvanizing all the disparate elements to work together toward the common good has never been easy in this context. However, I sincerely believe that with Middletown's current leadership and spirit of achievement (note: the new Police Station) we can turn our liabilities into assets. Indeed, Middletown seems poised for positive changes and primed for the kinds of assistance offered through the Main Street Program.

As past President of NEAR Inc, I have learned the value of volunteerism. For the past five years our organization has grown into an "Acclaimed Arts Center" with only one paid staff person and hundreds of volunteers. We now have our venue on Main Street in the City's north end. In just the last few weeks we have received many calls from people who want to know how they can contribute. I hereby pledge my assistance in any way I can to continue to work with the city to encourage volunteerism.



N.E.A.R., Inc.

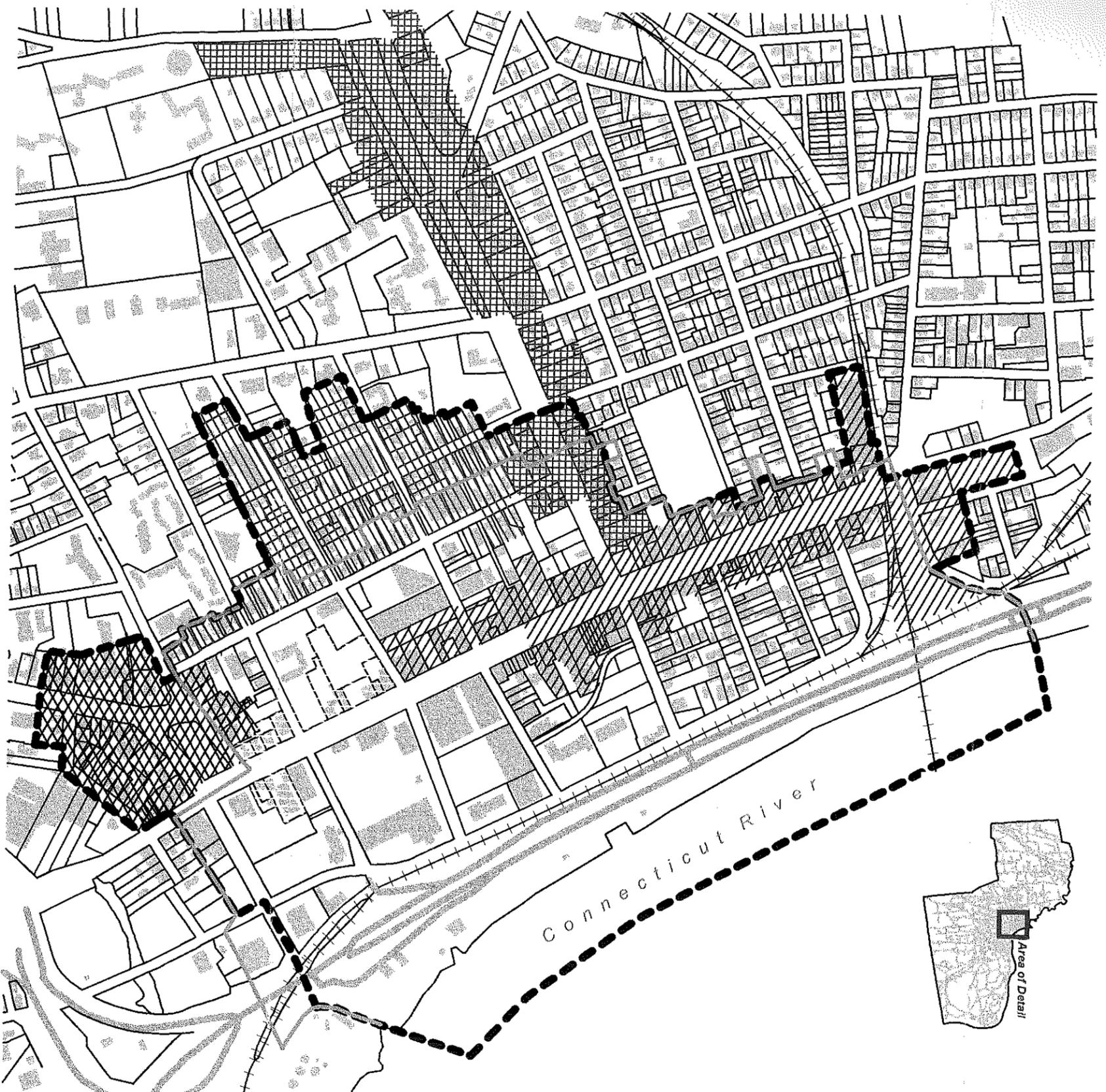
I have already offered to host presentations to city residents on behalf of the Buttonwood Tree and the North End Community Coalition to spread the word about the Main Street Program. I have contacted Planning and Zoning about facade renovations to our Main Street storefront to keep in line with design and planning goals set by the committee. As a member of the Main Street Steering Committee, founder of a Middletown-based Arts Center and as a new member to the Main Street scene I have a stake in the success of the Main Street Program and I intend to work toward making our proposal a reality.

I thank the Selection Committee for considering Middletown. I am confident that our city and your program will create a dynamic partnership. I wholeheartedly support Middletown to be one of the three Main Street communities chosen in 1997!

Sincerely,

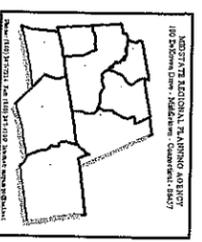
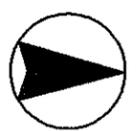
Susan Allison
NEAR, Inc. / NECC

Middletown, Connecticut SPECIAL DISTRICT MAP Fall 1996

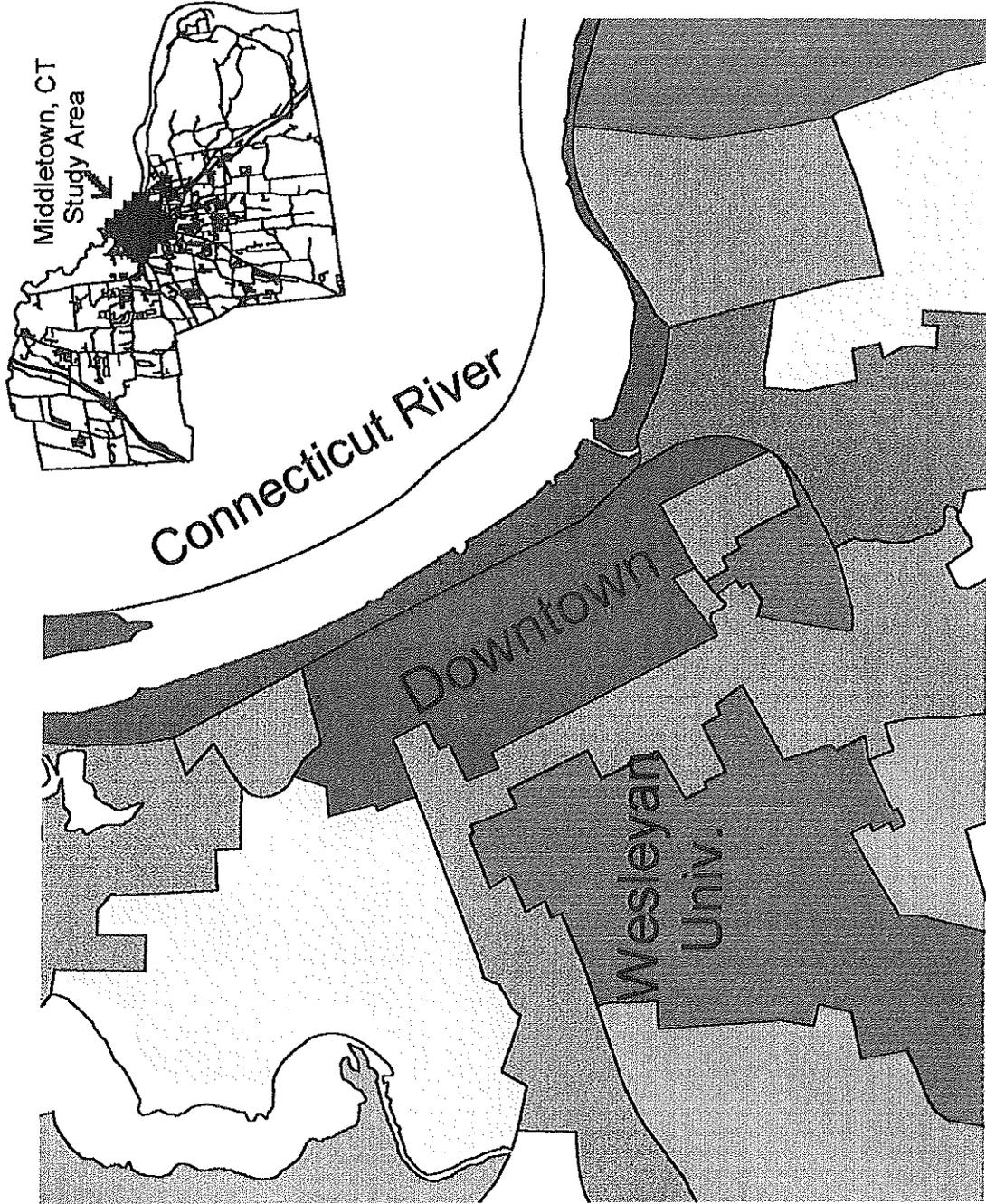


-  PROPOSED MAIN STREET DISTRICT
-  SPECIAL PARKING DISTRICT
-  BROAD STREET HISTORIC DISTRICT
-  MAIN STREET HISTORIC DISTRICT
-  METRO SOUTH HISTORIC DISTRICT
-  SOUTH GREEN HISTORIC DISTRICT
-  WASHINGTON STREET HISTORIC DISTRICT

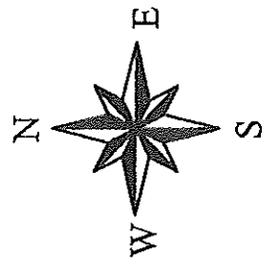
Not To Scale



Zoning in Downtown Area



- Zoning**
- Central Business
 - Industrial Redevelopment Area
 - Institutional Development
 - Mixed Use
 - Multiple Family
 - Park Land
 - Residential Pre-Zoning
 - Riverfront Recreation
 - Transitional Development
 - Boundary



Historic Inventory

INVENTORY OF HISTORIC STRUCTURES AND SPACES CONTRIBUTING TO THE CHARACTER OF THE DOWNTOWN NATIONAL REGISTER HISTORIC DISTRICTS:

BSHD = Broad Street Historic District
MSoHD = Metro South Historic District
WSHD = Washington Street Historic District

MSHD = Main Street Historic District
SGHD = South Green Historic District
[sorted by streets (alphabetical) and then by number]

1.	9 Broad - 11 Broad Street, Federal, 1820. <i>BSHD</i>
2.	15 Broad Street, Italianate, ca.1880. <i>BSHD</i>
3.	17 Broad Street, Italianate, ca.1870. <i>BSHD</i>
4.	23 Broad Street, 19th c. Domestic, ca.1850. <i>BSHD</i>
5.	25 Broad - 27 Broad Street, Queen Anne, ca.1880. <i>BSHD</i>
6.	31 Broad Street, WILLIAM TRENCH HOUSE, Greek revival, 1839. <i>BSHD</i>
7.	51 Broad Street, HENRY MANSFIELD HOUSE, Mid-19th-c. Domestic, ca.1850. <i>BSHD</i>
8.	51 Broad Street, Garage associated with HENRY MANSFIELD HOUSE. <i>BSHD</i>
9.	55 Broad Street, Colonial Revival, ca. 1910, and associated garage. <i>BSHD</i>
10.	59 Broad Street, Victorian Cross-gable, ca. 1880, and associated garage, 1920. <i>BSHD</i>
11.	85 Broad Street, Queen Anne, ca.1880
12.	89 Broad - 91 Broad Street, CRANDALL/CORNWELL HOUSE Greek Revival, 1840, double residence. <i>BSHD</i>
13.	93 Broad - 97 Broad Street, WILLIAM H. ATKINS HOUSE, Greek Revival, 1840, double residence, and associated garage. <i>BSHD</i>
14.	101 Broad Street, ENOCH C. FERRE HOUSE, Greek Revival, ca. 1840, and associated garage. <i>BSHD</i>
15.	109 Broad Street, SAMUEL STEARNS HOUSE, Greek Revival, ca. 1845. <i>BSHD</i>
16.	123 Broad Street, RUSSELL LIBRARY, Greek Revival Church, ca.1833; Gothic Revival Alteration, 1875; Modern additions, 1970, 1986. <i>BSHD</i>
17.	138 Broad Street, JOSEPH ELLIOT HOUSE, Stick, 1883
18.	139 Broad Street, WILLIAM COOLEY JR. HOUSE, Italianate, ca.1860, and associated garage. <i>BSHD</i>
19.	144 Broad Street, BISHOP ACHESON HOUSE (St. Luke's), Georgian Revival, 1902-1903. <i>BSHD</i>
20.	145 Broad Street, Italianate, ca.1880, and associated garage. <i>BSHD</i>

21.	148 Broad Street, CHARLES C. HUBBARD HOUSE, Italianate, 1861. <i>BSHD</i>
22.	151 Broad Street, JOSEPH TOBEY HOUSE, Greek Revival, 1845. <i>BSHD</i>
23.	158 Broad Street, Queen Anne, ca., 1870. <i>WSHD</i>
24.	160 Broad Street, Queen Anne, ca., 1870. <i>WSHD</i>
25.	163 Broad - 165 Broad Street, CAMP-STEARN'S HOUSE, Greek Revival, ca. 1835. <i>WSHD</i>
26.	105 College, G. A. CHAFFEE SALOON, 1854-1865, Second Empire, 2½ story, narrow commercial building with slate mansard roof, two dormers, Victorian townhouse appearance. <i>MSoHD</i>
27.	107 College Street, HOSE COMPANY #2, 1853, Victorian Institutional, compact two-story fire house, brick, gothic arched window in gable end. <i>MSoHD</i>
28.	111 College Street, MIDDLESEX OPERA HOUSE, 1927, Early Modern Commercial- Art Deco, two story, brick, wide three bay , commercial entrance building to theater. (1892 theater section removed in early 1980s) <i>MSoHD</i>
29.	148 College Street, RANDOLPH PEASE HOUSE, Federal, 1822. <i>BSHD</i>
30.	151 College Street, 2nd RANDOLPH PEASE HOUSE now Christian Science Church, Greek Revival, 1832-1837. <i>BSHD</i>
31.	156 College - 158 College Street, 19th-c. Cross gable vernacular. Ca.1880. <i>BSHD</i>
32.	157 College Street, Greek Revival, 1840. <i>BSHD</i>
33.	160 College Street, HEZEKIAH HULBERT HOUSE, Colonial, ca.1775 and associated garage. <i>BSHD</i>
34.	161 College Street, Greek Revival/Italianate, 1840/1870 and associated garage. <i>BSHD</i>
35.	162 College - 164 College Street, 19th-c. Vernacular, 1879 and associated garage. <i>BSHD</i>
36.	165 College Street, NATHANIEL SMITH HOUSE, Greek Revival, 1839, Italianate alterations, ca.1880 <i>BSHD</i>
37.	166 College - 168 College Street, Greek Revival, ca.1840. <i>BSHD</i>
38.	169 College - 171 College Street, DAVIS ARNOLD HOUSE, Greek Revival, 1839, and associated garage. <i>BSHD</i>
39.	170 College Street, EZRA CLARK HOUSE, Greek Revival, 1839 and associated garage. <i>BSHD</i>
40.	175 College Street, Federal /Greek Revival, ca.1825, and associated garage. <i>BSHD</i>
41.	180 College Street, SAMUEL T. CAMP HOUSE, Italianate, 1865. <i>BSHD</i>
42.	186 College Street, Italianate, ca.1870
43.	192 College Street, Queen Anne, ca.1880, and associated garage. <i>BSHD</i>

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19.	144 Broad Street, BISHOP ACHESON HOUSE (St. Luke's), Georgian Revival, 1902-1903.

44.	196 College Street, THEOPHILUS CHANDLER HOUSE, Italianate, ca.1870, and associated garage. <i>BSHD</i>
45.	200 College Street, Queen Anne/Colonial Revival, ca.1890. <i>BSHD</i>
46.	201 College Street, CENTRAL SCHOOL, 20th -c. Institutional, Art Deco trim, ca. 1925; condominiums 1982. <i>BSHD</i>
47.	208 College Street, JOSEPH HALL HOUSE, Colonial Gambrel, 1765, moved to site ca.1830 from High St. <i>BSHD</i>
48.	212 College Street, 19th C. Cross-gable, 1886 and associated garage. <i>BSHD</i>
49.	221 College - 223 College Street, Greek Revival/Italianate, ca. 1850/1870 and associated garage. <i>BSHD</i>
50.	229 Court Street, Queen Anne, ca.1880. <i>BSHD</i>
51.	234 Court Street, JOHN & SUSAN SMITH HOUSE, Federal, 1826-28, Colonial Revival remodelling, ca.1910. <i>BSHD</i>
52.	235 Court Street, Greek Revival/Italianate, ca.1860. <i>BSHD</i>
53.	238 Court Street, Greek Revival, ca.1850 and associated garage. <i>BSHD</i>
54.	240 Court - 242 Court Street, SAGE/RUSSELL HOUSE, Georgian/Federal, ca.1830and associated garage. <i>BSHD</i>
55.	241 Court Street, Mansard, ca.1870. <i>BSHD</i>
56.	250 Court Street, J. PETERS PELTON HOUSE, Queen Anne/stick, 1883-84, and associated garage (located on Pearl Street) <i>BSHD</i>
57.	251 Court Street, OLD MIDDLETOWN HIGH SCHOOL, Romanesque Revival, 1894-96, converted to elderly housing, 1980. <i>BSHD</i>
58.	258 Court Street JOHN M. DOUGLAS HOUSE, Queen Anne, Eastlake detail, 1880 and associated garage. <i>BSHD</i>
59.	264 Court Street, HASKELL-VINAL HOUSE, Mansard, 1873 and associated garage . <i>BSHD</i>
60.	267 Court Street, Italianate, ca.1870. <i>BSHD</i>
61.	268 Court Street, Jacobean Revival, ca.1920 and associated garage. <i>BSHD</i>
62.	271 Court Street, SAMUEL BREESE HOUSE, Greek Revival, ca. 1840 and associated garage. <i>BSHD</i>
63.	279 Court Street, OLIVER D. BEEBE HOUSE, Federal, 1814. <i>BSHD</i>
64.	285 Court Street, PARSONAGE, 1ST. CONGREGATIONAL CHURCH, Georgian Revival, 1911 <i>BSHD</i>
65.	4 Crescent Street, 1880-1890, Queen Anne, decorative porches and tower. <i>SGHD</i>

66.	8 Crescent Street, 1880-1890, Queen Anne, wood shingle, decorative porch. <i>SGHD</i>
67.	11 Crescent Street, 1900, Large rambling multi-gable house. <i>SGHD</i>
68.	15 Crescent Street, pre 1877, Gothic Revival, stick style with barge board and turret. <i>SGHD</i>
69.	29 Crescent - 31 Crescent Street, 1870-1880, Large scale, Second Empire. <i>SGHD</i>
70.	41 Crescent Street, 1880-1890, Gingerbread, stick style, Victorian. <i>SGHD</i>
71.	45 Crescent Street, 1890-1900, 2 story, 3 bay, with gable front, side bay projection. <i>SGHD</i>
72.	49 Crescent Street, GEORGE R. FINLEY HOUSE, 1872-73, Second Empire Large three-bay brick house with mansard roof, scrolled brackets, pedimented dormer windows. <i>SGHD</i>
73.	55 Crescent Street, WILCOX-MEECH HOUSE, 1871, Italianate, 3 story, brick with rich details, high style cupola, rounded windows, verandah. <i>SGHD</i>
74.	57 Crescent Street, SMITH STILES HOUSE, BEFORE 1869, Italianate, sparsely decorated, flat roof, cubical form, double dwelling. <i>SGHD</i>
75.	00 Hartford Avenue, RIVERVIEW CEMETERY, 1650-1850, dating from earliest settlement; much of it destroyed ca. 1950 for highway construction. <i>MSHD</i>
76.	9 Liberty - 11 Liberty Street, MISSION CHAPEL, 1853, Greek Revival, 2 1/2 stories, brick foundation; pedimented, flush boarded gables; elegant recessed main entrance with sidelights; side entrance has sidelights and pilasters. <i>MSHD</i>
77.	48 Main Street, CHARLES BOARDMAN HOUSE, 1753, five-bay, center-chimney Colonial, double overhangs. <i>MSoHD</i>
78.	49 Main Street, CALEB FULLER HOUSE, 1771, Center-chimney Colonial, gambrel roofed five-bay house with dormers and wing. Moved twice, 1842 and 1970s. <i>MSoHD</i>
79.	50 Main Street, CHARLES CHADWICK BARN, ca.1758, two story barn, post and beam framing, rubble foundation, restored. <i>MSoHD</i>
80.	61 Main Street, JOHN COOKSON HOUSE, 1837, Federal-Greek Revival, three-bay gable-to-street configuration, moved 1974. <i>MSoHD</i>
81.	70 Main Street, JOHN R. WATKINSON HOUSE/ARMORY, 1810 and 1921 (south wing and Drill Shed). Federal style, brick, five bay house with central hall. Turned on its foundation in 1921 to face south; exact duplicate house erected facing north and Classic Revival Drill Shed connecting the two. <i>MSoHD</i>
82.	73 Main Street, west side, WILLIAM SOUTHMAYD HOUSE, 1747, Five-bay center-chimney Colonial, post and beam construction. Moved from William St. 1977. <i>MSoHD</i>
83.	93 Main Street, FIRST BAPTIST CHURCH, 1842, Greek Revival, brick on high brownstone foundation, portico added in 1899. <i>MSoHD</i>
84.	151 Main Street, GENERAL MANSFIELD HOUSE, (Middlesex County Historical Society,) 1807- 1810, Federal, brick, five-bay center hall configuration. <i>MSoHD</i>

85.	163 Main - 207 Main Street, SPEAR PARK, City of Middletown, Municipal Building, DeKoven Drive, P.O. Box 1300, Midletown, CT. 06457 fountain/park, <i>MSoHD</i>
86.	179 Main - 181 Main Street, MIDDLESEX MUTUAL ASSURANCE BUILDING, 1867, Renaissance Revival, three story, high style brownstone facade, arched windows. <i>MSoHD</i>
87.	191 Main - 195 Main Street, OLD POLICE STATION (Middlesex Fruiter), 1835, plain 19th c. commercial, three story, brick; originally two three-bay buildings joined in 1891. <i>MSoHD</i>
88.	203 Main - 207 Main Street, UNIVERSALIST CHURCH, 1839, Greek Revival, temple front, pilasters and gable end facing Main St., imposing mass, classical lines. <i>MSoHD</i>
89.	225 Main Street, FARMERS & MECHANICS SAVINGS BANK, 1920, 2 stories, brick with marble trim, arched windows on the side, 1-story addition to facade. <i>MSHD</i>
90.	267 Main Street, FLEET BANK, 1920, Renaissance Revival, 2 stories, brick, 3 bay, marble facade, Corinthian columns. <i>MSHD</i>
91.	291 Main Street, OLD POST OFFICE, 1916, Renaissance Revival, 2 stories, smooth limestone, classical arrangement of arched windows and pilasters supporting an elaborate entablature, large 2-story, open lobby. <i>MSHD</i>
92.	315 Main Street, MIDDLETOWN SAVINGS BANK, (Liberty Bank) 1928, Academic Classicism, 4 stories, brick, granite watertable, marble entrance; tall rusticated base is surmounted by two stairs which are divided into three parts by pilasters; flat roof. <i>MSHD</i>
93.	319 Main - 323 Main Street, OLD BANKING HOUSE BLOCK, 1796-south section; 1815-north section; modernization in commercial Italianate style; 3 stories, brick; third story added in 1890; brownstone sills and lintels on the second story, arched windows with keystones on the third, decorated wooden cornice above. <i>MSHD</i>
94.	335 Main Street, GUY RICE BUILDING, 1930, Renaissance Revival, 3 stories, stucco and concrete facade; large arched windows on second floor, store-front altered. <i>MSHD</i>
95.	339 Main - 351 Main Street, COMMERCIAL BUILDING, (Bob's Stores) 1892, 3 stories, stuccoed facade, originally erected as Y.M.C.A., remodeled mid-20th century. <i>MSHD</i>
96.	354 Main Street, THE CAPITOL THEATER, 1925, Neo-Classical Revival, 2 stories, sandstone facade; second story features arched windows with keystones, set off by attached columns supporting an entablature and false cornice; theater section elaborately decorated; large marquee, lobby adapted for commercial use. <i>MSHD</i>
97.	357 Main - 359 Main Street, HUBBARD-HOLLAND BUILDING, (Bacon Bros.) 1873, remodeled early 20th century, 3 stories, brick, brownstone foundation; exterior altered significantly; interior features two oval windows with elaborately carved brackets on south side, marble fireplaces and early lighting fixtures. <i>MSHD</i>
98.	360 Main Street, PYTHIAN BUILDING, ca. 1874, remodeled 1938, Renaissance Revival details; 3 stories, brick, marble sheathing facade added, larger windows installed, third story accented by Palladian-type window and topped by two decorative vases. <i>MSHD</i>

99.	363 Main Street, CENTRAL NATIONAL BANK BUILDING, (Webster Bank) 1915, 5 stories, brick, Renaissance Revival detail; remodeled 1980. <i>MSHD</i>
100.	366 Main - 386 Main Street, JAMES H. BUNCE COMPANY, (Clocktower Shops), ca. 1920, early Modern Commercial, 3 stories; first floor concrete, brick above, long casement windows on second floor, good original condition. <i>MSHD</i>
101.	381 Main Street, THE CHURCH OF THE HOLY TRINITY, 1871-1874, Gothic Revival, 1 story, brownstone; Henry Dudley-architect; symmetrically arranged facade with a buttressed bell tower at the southeast corner; large rose tracery window, arched and lancet windows; no spire on tower, narrow arch widows that emphasize its verticality; interior has elaborate tracery trusses supported on cast iron posts. <i>MSHD</i>
102.	383 Main - 392 Main Street, WRUBEL BUILDING, (Millennium Educational Ctr.) early 20th century, contemporary marble facing over Art Deco facade, 2 stories, earlier facade is visible on the south section. <i>MSHD</i>
103.	393 Main Street, CITY SAVINGS BANK, (Chamber of Commerce) ca. 1915, Colonial Revival, 1 story (small), brick, three arched windows on first floor. <i>MSHD</i>
104.	412 Main - 416 Main Street, R.W. CAMP COMPANY, 1920, Renaissance Revival, 2 stories (small), brick, Palladian window on second floor, modern commercial storefront. <i>MSHD</i>
105.	418 Main - 420 Main Street, SHELDON BUILDING, 1866, mid-19th century Commercial, 4 stories, brick with brownstone foundation; remodeled 1895 including present pompeiiian brick facade with brownstone lintels and sills, are electric lighting, bracketed cornice extended from building to the north. <i>MSHD</i>
106.	422 Main - 426 Main Street, FAGAN'S BLOCK, 1868, Victorian Italianate, brick, 3 stories, cast iron lintels over arched windows, and a heavy bracketed cornice; portions of original storefront include cast iron pilasters and panels. <i>MSHD</i>
107.	423 Main Street, Colonial Revival Commercial, 1944, 3 stories, large, brick, dormers on roof, some art deco detailing on pilasters (non-contributing but major building) <i>MSHD</i>
108.	428 Main - 432 Main Street, WOOLWORTH BUILDING, 1939, Commercial Art Deco, brick with marble and glass storefront; thin glazed terra cotta panels on facade; poured concrete foundation upper portion of facade has vertical designs in low relief and heart-shaped cut outs; roofline features a stepped parapet with rounded corners. <i>MSHD</i>
109.	437 Main Street, COMMERCIAL BUILDING, early 20th century commercial, 2 stories, brick with concrete trim, some Art Deco detailing.
110.	438 Main - 440 Main Street, WASHINGTON BUILDING, 1915, early 20th century Commercial, 3 stories, brick, vertical piers and decorative frieze, storefront altered. <i>MSHD</i>
111.	460 Main Street, STEUCK'S BLOCK, 1893, Late 19th century Commercial, 4 stories, brick, granite foundation on front and side, brownstone foundation to rear; limestone lintels and sills; decorative frieze and cornice molding at roof line, limestone belt course delineating upper window courses; modern storefronts. <i>MSHD</i>

112.	472 Main Street, PENNY PRESS BUILDING; ALSOP-KING BUILDING, 1873-4, Commercial Italianate, 3 ½ stories, brick with brownstone foundation under stucco, 3 bay; four pairs of wooden brackets support the cornice, with diminutive windows between brackets; Colonial Revival pediment over doorway added; storefront altered. <i>MSHD</i>
113.	476 Main - 478 Main Street, FAGAN'S NEW BLOCK, (Public Market) 1912, Early Modern Commercial with Classical Revival detail; 3 stories, brown brick, granite foundation, limestone sills; arched panels with shell motif and limestone keystones; molded pressed metal sign panel; iron I-beam lintels decorated with rosettes over first floor windows; cornice balustrade removed, interior significantly altered. <i>MSHD</i>
114.	484 Main - 494 Main Street, CAULKINS & POST BUILDING, (Vinci's) 1889-1890, Commercial, 4 stories, brick with granite trim and belt courses, classically detailed cornice and storefront; applied signs added; one of first "modern" stores in Middletown. <i>MSHD</i>
115.	489 Main - 493 Main Street, CAULKIN'S BUICK-CADILLAC, 1905, Early 20th century Commercial, brick, 3 stories, rounded arched windows outlined by yellow brick belt course; heavy bracketed cornice capped by panels; old gas pump recently removed; two copper two-story bays on either side of the building are separated by the arched windows; original street level storefront with four plain pilasters and brownstone threshold; still in use as a car dealership. <i>MSHD</i>
116.	501 Main - 507 Main Street, ST. ALOYSIUS BUILDING, 1894, with 1916 Georgian Revival remodeling, 3 stories, brick with limestone trim, bays divided by pilasters, flat-arched windows on second floor, arched windows third floor. <i>MSHD</i>
117.	502 Main - 508 Main Street, WARD-CODY BUILDING, 1889-1890, Victorian Commercial, brick, 3 stories, brownstone sills and keystones at windows, arched windows, two curved bays sheathed with copper. <i>MSHD</i>
118.	512 Main - 522 Main Street, J. POLINER & SONS, 1925, Colonial Revival, 2 stories, scrubbed terra cotta tiles on facade, classical doorway and balustrade with urns, storefronts altered. <i>MSHD</i>
119.	530 Main - 540 Main Street, PALMER BUILDING, 1900, Early 20th century Commercial, 4 stories, brick with wood decoration, corner pilasters, classical cornice, Federal style entrance doors. <i>MSHD</i>
120.	533 Main Street, CENTRAL FIRE STATION, 1899, Renaissance Revival Fire Station, 2 1/2 stories, Pompeian brick facade, brownstone belt courses, keystones and window sills; slate roof; brownstone foundation, hip roof with four domes and a hose drying tower; old E. & B. Douglas Pump in basement formerly used for testing hose pressure capacity. <i>MSHD</i>
121.	542 Main - 544 Main Street, SOUTHMAYD'S BUILDING, (Veteran's Building) 1872, Victorian Commercial with Classical detail, 3 stories, brick walls and foundation, first floor facade inappropriately remodeled; original metal facade above storefront; heavy bracketed cornice with frieze and central pediment. <i>MSHD</i>
122.	546 Main - 548 Main Street, 1833, 19th century Commercial, 3 stories (small), clapboarding, wooden bracketed cornice, brownstone foundation, metal cornice of old storefront. <i>MSHD</i>
123.	560 Main - 564 Main Street, LAWTON & WALL BLOCK, 1867, Italianate Commercial, unbroken common cornice with 566-576 Main Street and identical facade. <i>See below. MSHD</i>

124.	566 Main Street, LAWTON & WALL BLOCK, 1870-1874, Common bracketed cornice with 560-576 Main Street. <i>See below. MSHD</i>
125.	574 Main - 576 Main Street, LAWTON & WALL BLOCK, 1870-1874, Italianate Commercial, brick with brownstone foundation, 3 stories, storefronts altered, brick painted; part of a group of four connecting structures built between 1870 and 1874 sharing a common unbroken cornice supported by brackets, decorative cornice molding; metal cornice over this storefront.
126.	578 Main - 582 Main Street, 1894, Late 19th century Commercial, 3 stories, aluminum siding over clapboarding; first floor storefronts, three over two bays on second and third; copper sheathed storefront under present modern one. <i>MSHD</i>
127.	584 Main - 588 Main Street, SHLIEN'S FURNITURE, 1897, Commercial Italianate, 3 stories, aluminum siding on wood frame, bracketed wood cornice, first floor has modern storefronts. <i>MSHD</i>
128.	598 Main - 614 Main Street, HOTCHKISS BLOCK, (Master Supply) Late 19th century Commercial, 4 stories, brick, brownstone foundation : pressed copper sheathing on cornice, bay windows and sign panel above storefronts; paired brackets support the cornice which is highlighted by raised ornamental brickwork below; six bays-four have bay windows. <i>MSHD</i>
129.	601 Main - 607 Main Street, HOTEL ARRIGONI, (Liberty Commons) 1914, Colonial Revival, brick (painted) with granite foundation, 5 stories, four-story bay windows on south and east sides, corner turret, dentils and swaggery; leaded glass hood over the bar; <i>MSHD</i>
130.	613 Main - 617 Main Street, SCRANTON BUILDING, (St. Vincent dePaul Place), 1876, Commercial Italianate, 3 stories, brick walls and foundation, south two-story bay window surmounted with a bold bracketed cornice, first floor modern storefront. <i>MSHD</i>
131.	625 Main - 631 Main Street, ARTHUR MAGILL, JR. HOUSE-CHASE SCHOOL, (Community Health Center), 1821, Federal-Greek Revival, 3 1/2 stories, brick; brownstone foundation, watertable, sills and lintels; Palladian window, Federal doorway with fanlight and sidelights, pedimented gables, lintels carved with Greek motifs, copper gutters. <i>MSHD</i>
132.	630 Main - 636 Main Street, SPENCER-ANNENBERG BLOCK, (Community Health Center) 1897, 19th century Commercial, 4 stories, brick, granite sills and belt course on facade, brownstone sills and lintels on sides, metal cornice, cast iron columns. <i>MSHD</i>
133.	635 Main Street, (Community Health Center) 1920, Early 20th century Commercial, 3 stories, brick, 2 bay facade, Colonial Revival detail, attached to north side of Arthur Magill, Jr. House; denticulated cornice, Venetian window on third story; two small statuary urns projecting from squared brackets between first and second story. <i>MSHD</i>
134.	642 Main - 644 Main Street, MURPHY'S DRUG STORE, 1895, Commercial, 4 stories, brick with brownstone sills and lintels; sawtooth belt course, original "Murphy's Drug Store" sign on cornice. <i>MSHD</i>
135.	648 Main - 654 Main Street, SPENCER ANNENBERG BLOCK, 1870; addition 1911, brick with brownstone foundation and trim, first story has paneled front facade and #650's doorway is original, brownstone sills and lintels run length of facade. <i>MSHD</i>

136.	656 Main - 664 Main Street, 1898, Commercial, 3 stories, brick first floor, upper floors stuccoed; stepped cornice; part of original brick and wooden store-front remains, upper floors originally clapboarded. <i>MSHD</i>
137.	666 Main Street, STOW BLOCK, 1893, Commercial, 3 stories, brick with a granite foundation; broken arch pediments on side entrances, raised brass entablatures on side windows, modillioned cornice, indented brick belt course on second and third floors. <i>MSHD</i>
138.	682 Main - 686 Main Street, KABATZNICK BUILDING, 1922, modern commercial with classical details, 3 stories, yellow pompeian brick, prominent frieze over second story, decorative parapet. <i>MSHD</i>
139.	695 Main - 699 Main Street, (Eli Canon's) Early 20th century commercial, 3 stories, brick, free standing, concrete trim; keystones, quoins, and cornice. <i>MSHD</i>
140.	696 Main - 700 Main Street, APPLEQUEST BLOCK, 1898, Commercial Victorian, 3 stories, brick, granite sills and piers; projecting pavillion with terra cotta decoration; two sets of narrow, arched windows; unusual rusticated piers of brick and granite on first floor; belt course and cornice, modern storefronts. <i>MSHD</i>
141.	710 Main - 712 Main Street, FOURTH MEETING HOUSE OF THE FIRST CHURCH OF CHRIST, 1799, Federal style church, 3 stories, clapboarding; moved from previous location and placed backwards on site; palladian window on west facade, beveled wooden quoins; main columns visible in attic. <i>MSHD</i>
142.	725 Main Street (& King's Avenue), TROLLEY BARN, 1894, Late 19th century Industrial, brick, 1-story, poured concrete foundation; rows of recessed, narrow windows. <i>MSHD</i>
143.	738 Main Street, O'ROURKE'S DINER, Early 20th century, erected on current site in 1947; Diner, Art Deco detail, 1-story, painted galvanized steel and stainless steel sheathing; "glass brick" doorway lights, neon sign on facade; single Corinthian column on street clock of cast iron <i>MSHD</i>
144.	77-83 Main Street Extension, 1870-80, Second Empire, apartment house.
145.	14 Old Church St., DOOLITTLE'S FUNERAL HOME, 1890's, Queen Anne with hexagonal turret. <i>SGHD</i>
146.	24 Old Church Street, METHODIST PARISH HOUSE, 1868-69, Second Empire. <i>SGHD</i>
147.	24 Old Church Street, FIRST METHODIST CHURCH, 1931, second Gothic Revival. <i>SGHD</i>
148.	48 Old Church Street, ADATH ISRAEL SYNAGOGUE, 1928, Moorish Temple, brick, block like structure with low dome, Art Deco low-relief detailing. <i>SGHD</i>
149.	00 Pearl Place, 19th-c. Cross-gable, ca.1860. <i>BSHD</i>
150.	11 Pearl Street, CAMP/WILCOX HOUSE, Italianate, 1874. <i>BSHD</i>
151.	12 Pearl Street, Greek Revival cottage, ca.1850. <i>BSHD</i>
152.	15 Pearl Street, GEORGE E. BARROWS HOUSE, Greek Revival Cottage, ca.1850 and associated garage. <i>BSHD</i>

153.	16 Pearl Street, ZEBULON H. BALDWIN HOUSE, Greek Revival Cottage, 1839 and associated garage. <i>BSHD</i>
154.	20 Pearl Street, Greek Revival/Mansard, ca.1840/1870. <i>BSHD</i>
155.	24 Pearl Street, Mansard, ca.1870 and associated garage. <i>BSHD</i>
156.	28 Pearl Street, CHARLES BREWER HOUSE, Greek Revival, ca. 1840, and associated garage. <i>BSHD</i>
157.	59 Pearl Street, Queen Anne, 1884. <i>BSHD</i>
158.	60 Pearl Street, Greek Revival, ca.1840 and associated garage. <i>BSHD</i>
159.	63 Pearl Street, Queen Anne/Colonial Revival, ca.1900 and associated garages. <i>BSHD</i>
160.	64 Pearl Street, Queen Anne, ca.1880. <i>BSHD</i>
161.	66 Pearl Street, 19th-c. Domestic, 1889 and associated barn/garage. <i>BSHD</i>
162.	70 Pearl Street, Greek Revival, ca.1840. <i>BSHD</i>
163.	73 Pearl Street, STARR/RUSSELL HOUSE, Federal, 1813. <i>BSHD</i>
164.	74 Pearl Street, Queen Anne, 1890 and associated garage. <i>BSHD</i>
165.	77 Pearl Street, RUSSELL CARRIAGE HOUSE, Queen Anne/Colonial Revised 1900/1930. <i>BSHD</i>
166.	78 Pearl Street, JAMES G. HUBBARD HOUSE, Queen Anne, 1886. <i>BSHD</i>
167.	80 Pearl Street, Queen Anne, 1889 and associated garage. <i>BSHD</i>
168.	86 Pearl Street, Queen Anne, 1889 and associated garage. <i>BSHD</i>
169.	90 Pearl Street, Queen Anne, 1889 and associated garage. <i>BSHD</i>
170.	9 Pleasant Street, SOUTH CONGREGATIONAL CHURCH, 1868, Gothic Revival , brick and brownstone, with spire. <i>SGHD</i>
171.	15 Pleasant and 17 Pleasant Street, SMITH-STILES HOUSE, 1870-71, Second Empire, double residence, bay windows, mansard roof with arched dormers. <i>SGHD</i>
172.	21 Pleasant Street, ROCKWELL-SUMMER HOUSE, 1728, 5 bay, double overhang, center chimney Colonial, <i>SGHD</i>
173.	27 Pleasant Street, HAYES-CHAFFEE HOUSE, 1872-73, Second Empire, cubical form, slate mansard roof, pedimented dormer windows. <i>SGHD</i>
174.	33 Pleasant Street, WHITE-STODDARD HOUSE, (Masonic Temple), 1870, Second Empire, large scale brick house with large and elaborate detailing. <i>SGHD</i>
175.	11 South Main Street, MATHER DOUGLAS HOUSE, 1811-13, Federal style with Italianate embellishments. <i>SGHD</i>

176.	15 South Main Street, DANFORTH PEWTER SHOP, 1759, two story, three bay, structure; only known 18th c. artisan's shop in Middletown, built for Thomas Danforth. Moved from College St. <i>was in MSHD, now in SGHD</i>
177.	22 South Main Street, D'ANGELO'S FUNERAL HOME, 1902, Colonial Revival, 5 bay, gambrel roof house with Georgian symmetry. <i>SGHD</i>
178.	30 South Main Street, 1890-1900, Double bay projections, pediment dormers, large porch. <i>SGHD</i>
179.	36 South Main Street, MICHAEL'S BEAUTY SALON, 1790-1800, 3 bay, 5 course brick band, box cornice, gable roof. <i>SGHD</i>
180.	40 South Main Street, 1890-1900, Queen Anne, multi-gabled rambling house. <i>SGHD</i>
181.	51 South Main Street, IRA K. PENFIELD HOUSE, 1854, Italianate with elaborate veranda & balustrade. <i>SGHD</i>
182.	57 South Main Street, FRANKLIN B. COMSTOCK HOUSE, 1851-52, Italianate with wrought iron porch, narrow two bay central section flanked by shallow wings. <i>SGHD</i>
183.	61 South Main Street, RUSSELL FRISBIE HOUSE, 1851, Italianate, assymetrical, three bay facade with wing. <i>SGHD</i>
184.	00 St. John's Street, ST. JOHN'S CEMETERY, 1850-present, from earliest settlement of Irish immigrants; behind St. John's Roman Catholic Church. Notable for the extensive biographical information on the headstones, including birthplace in Ireland, family members and cause of death. <i>MSHD</i>
185.	5 St. John's Street, ST. JOHN'S PAROCHIAL SCHOOL, 1887, Victorian Institutional, 3 1/2 stories, brick with brownstone foundation, slate roof; one story arched entry porch, raised central gable and cross replaced earlier belfry; carved brownstone lintels; linked by arch to church. <i>MSHD</i>
186.	9 St. John's Street, ST. JOHN'S ROMAN CATHOLIC CHURCH, 1852, spire-1864, Gothic Revival; brownstone, random ashlar; ornate stained glass from Innsbruck, Austria heavy paneled wood entrance doors, Gothic arches over doors and windows; aisled nave delineated by molded cast stone pillars supporting lofty groined arches; frescoed interior walls. <i>MSHD</i>
187.	19 St. John's Street, ST. JOHN'S RECTORY, 1864, Second Empire, brick with brownstone foundation, 2 1/2 stories, slated mansard roof, gabled dormer windows, bold cornice, windows topped by brownstone lintels, Italianate style porch across facade. <i>MSHD</i>
188.	33 St. John's Street, CATHOLIC CHARITIES BUILDING, 1872, Victorian Institutional, 3 stories, brick with brownstone foundation, square in plan, bracketed roof cornice, ornate entrance porch, Gothic style rear addition, Pyramidal-based cupola surmounted by a Celtic Cross. <i>MSHD</i>
189.	62 Washington - 70 Washington Street, STUECK'S MODERN TAVERN, 1914, Renaissance Revival, brick, granite facing and front foundation, 9 bay front, bold, notched brick-work against stucco on large arched third floor windows' wrought iron balconies on top floor; long shingled hood stretching the length of the facade just under the cornice. <i>MSHD</i>
190.	108 Washington - 110 Washington Street, JEREMIAH WETMORE HOUSE, (STARR-FISK HOUSE) Colonial Georgian, 1752-56. West addition, 1756-87. <i>WSHD</i>

191.	116 Washington Street, AARON PEASE HOUSE, Federal/Greek Revival, ca. 1825. <i>WSHD</i>
192.	124 Washington Street, Queen Anne, ca. 1890. <i>WSHD</i>
193.	125 Washington Street, Queen Anne, ca. 1890, commercial storefront. <i>WSHD</i>
194.	128 Washington Street, AMERICAN LEGION, (Oddfellows Playhouse) Renaissance Revival, ca. 1920. <i>WSHD</i>
195.	134 Washington Street, Queen Anne, ca. 1890. <i>WSHD</i>
196.	138 Washington -140 Washington Street, JARVIS-HOTCHKISS HOUSE, Greek Revival, ca. 1838. <i>WSHD</i>
197.	144 Washington Street, Queen Anne, ca. 1880. <i>WSHD</i>
198.	147 Washington Street, ST. SEBASTIAN CHURCH, Renaissance Revival, 1931. <i>WSHD</i>
199.	150 Washington Street, GEORGE PHILLIPS HOUSE (PHILLIPS-GLOVER HOUSE), Colonial, Georgian, 1760-80. <i>WSHD</i>
200.	154 Washington Street, Queen Anne, ca. 1890. <i>WSHD</i>
201.	155 Washington Street, ST. SEBASTIAN RECTORY, Queen Anne, ca. 1890. <i>WSHD</i>
202.	160 Washington Street, BENJAMIN BUTLER HOUSE, Second Empire, 1867-79. <i>WSHD</i>

Note: There are thirty-six (36) associated garages in the Broad Street District which are listed separately in the National Register Nomination, but are combined with the houses in this listing.