
**CITY OF MIDDLETOWN
DESIGN REVIEW & PRESERVATION BOARD**

MINUTES

January-12-2005

Present

J. BIANCO, CHAIRMAN
P. EVANS
J. FRAZER
J. FORTUNA
N. STAMLER
B. SHOEMAKER
B. PLUMLEY
B. KRONENBERGER

Absent

D. BROWN

Also Present

M. WACKERS
A. RUBACHA
L. OSBORNE
F. ERHKMAN
B. SPALDING
L. BALDONI

The meeting commenced at 5:37 PM.

J. Bianco moved the review of minutes until the regularly scheduled Design Review and Preservation Board meeting.

J. Bianco moved to the old business.

First, L. Baldoni, the deputy police chief, presented an update on the Middletown Police Station roof project. Currently the project is going out to bid with the EcoStar slate like product as the primary and architectural shingles and the secondary. The Board hoped that the bids would come within the range in order to use the EcoStar product. If the bids are not within range the Board would likely decide to either suggest that more funds need to be found or a metal roof should be investigated.

Second, Star A-1 Family Restaurant presented their redesigned signage proposal for their 324 Main Street location. The sign would measure 3 feet by 12 feet, with gooseneck lights and a new retractable awning. P. Evans moved to accept the proposal as presented. J. Frazer seconded and the Board approved the motion unanimously.

Third, a proposal for a handicapped ramp for 185 High Street was presented. With no one to represent the project, and only two drawing, with no elevations, the Board decided to table the project until more information could be provided.

Fourth, a proposal for a new entrance and new signage for a new restaurant called Fujiyama at 911 Washington Street was presented. The new entrance would feature and Chinese styled roof and columns flanked by oriental lions. The signage was internally illuminated. The Board felt the hand drawn sketches and information provided did not give enough information to evaluate the actual quality and aesthetics of the project. The Board decided to table the project until more information could be provided.

Fifth, Barbara Spalding of Wesleyan University presented the stairwell and elevator addition going onto the rear of 51 Lawn Avenue. The Building is being converted into the Center for Retired Faculty. The addition on the rear is three stories tall and till protrude above the roofline, making a portion visible from the street in front of the house. J. Frazer asked is this the lowest you can make this addition? B. Spalding replied that it was. The Board felt that this was a good attempt at trying to address the need of a stairwell and elevator, but the Board did have reservations. J. Frazer moved to accept the proposal as presented. P. Evans seconded. The board members discussed the motion. P. Evans was glad that the building was not being torn down. B. Shoemaker suggested that anyway that this addition can be made to look more residential that would be an improvement. N. Stamler asked if it was possible to split the stair well and the elevator. B.

Spalding replied that that had been investigate but was not feasible given the building. B. Kronenberger acknowledged that this was the farthest one could place the elevator, making it the least offensive option. J. Frazer amended his motion to include the suggestion of making the addition look more residential. The Board approved the amended motion unanimously.

Sixth, Alan Rubacha of Wesleyan University and architect Lee Osborne presented the proposed new East Asian Studies addition at 343 Washington Terrace for discussion. The proposed addition is the result of a need to have more space to hold exhibitions and functions related to the East Asian Studies program at Wesleyan. Alan Rubacha hoped that the completed design would be finished this spring wit it going out to bid in June 2005 and having the doors open in 2006. The structure is a simple design using East Asian influences. The attempt here is not to make it look like an addition but as a separate building that happens to be attached to the existing 343 Washington Terrace building. P. Evans asked what is in the space where this will be located. Alan Rubacha replied that there is a huge handicapped accessible ramp which Wesleyan would be able to replace with an internal lift, there is a driveway, large hemlocks and is abuts the cemetery to the west. B. Kronenberger asked what materials are being used. Simple vertical cedar and clear glass was the reply. Alan Rubacha and L. Osborne also showed a different version that was dramatically scaled down in order to reduce costs. J. Bianco commented that the curved roof and the two-foot overhang of the original version is the most interesting components of this structure. B. Plumley commented that the second version reduces the Asian-ness of the project. Furthermore the board thought any alternations to the roof elements would remove what is interesting about this project.

There being no further business, the meeting adjourned at 7:00 PM.

Respectfully submitted,

Michiel Wackers, Community Development Specialist