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

MINUTES

January-14-2004

Present

J. BIANCO, CHAIRMAN
M. BRADY
P. EVANS
N. STAMLER
J. FORTUNA
N. GOFF
D. BROWN
B. KRONENBERGER

Absent

B. PLUMLEY

Also Present

M. WACKERS
A. RUBACHA
B. WOOD

The meeting commenced at 5:30 PM.

Upon a motion by J. Bianco, he called the first order of to approve the minutes from the previous meeting. P. Evans motioned that the minutes be accepted as corrected. N. Stamler seconded and the motion passed unanimously.

First, Mark Drew, property owner, presented a proposed addition to a 1901 colonial farm house and addition rehabilitation projects fro the structure. The addition would be a two car garage, with living space above. Currently, the siding is not original, but the plan is to replace all of it with a period look vinyl siding. The general concept of the house is to keep the character of the house. The house is on the blighted list. J. Bianco suggested that the garage and living space addition be recessed from the original structure, to distinguish the two. P. Evans moved to accept the presented proposal with the suggestion that the addition be recessed. N. Stamler seconded and the motion passed unanimously.

Second, Alan Rubacha from Wesleyan and Bruce Wood from Kallmann, McKinnell & Wood Architects presented the latest design concept for the new University Center Facility. A. Rubacha explained that this is the third time this project has been before the Design Review and Preservation Board for the purposes of discussion. Currently, the project is at the end of schematic design, but the final version will not be ready to go before Planning and Zoning Commission until Spring 2004. B. Wood continued and explained that the project entails taking down the "Cage", but leaving the "squash courts" and shortening Fayerweather to its original form. The new University Center will fill the remaining space with a three level building that will house a campus dining area and campus post office. J. Bianco replied that overall the concept is very much what we have discussed before and it fits well within the context of Wyllis Avenue, the squash courts and Fayerweather. One of the main issues that we will be concerned with is how this new Unversity center impact the visual gap that exists between the "squash courts" and the North College building, as seen from High Street. J. Bianco requested a streetlevel view of this, to gauge the impact of this new building on High Street. J. Bianco reiterated that the concept does a very good job at being pedestrian friendly on Wyllis Avenue. P. Evans moved to accept the concept plans as presented. M. Brady seconded and the motion passed unanimously.

There being no further business, the meeting adjourned at 6:10 PM.

Respectfully submitted,

Michiel Wackers, Community Development Specialist