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

MINUTES

February-9-2005

Present

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

Absent

D. BROWN

Also Present

M. WACKERS
A. RUBACHA
L. OSBORN
J. KLIMAS
J. WAYCOTT
L. STARR
R. Cherbotarev

The meeting commenced at 5:33 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, a representative of Alpha Delta Phi fraternity presented the project for a handicapped ramp. The ramp should repeat the pattern to preserve the architectural integrity of the building. A 6 inches distance between the ramp and the building was the original suggestion. P. Evans commented that 6 inches would be too large a distance for a ramp. J. Bianco suggested that some flashing material be put between the ramp and the wall to preserve the wall, and that a limestone or granite curb should follow the edge of the ramp. J. Bianco commented that on the whole the project was reasonably approached and would look good. With the suggestions accepted, P. Evans moved to accept the proposal, J. Frazer seconded and the Board approved the motion unanimously.

Second, with no-one to represent proposal for the Fujiyama restaurant, the Board decided to table the project until the march DRPB meeting.

Third, A. Rubacha and L. Osborn presented the incorporation of suggested changes in the project of the new building for the East Asian Studies. An important element is the combination of glass with non-glass materials in walls, including the garden wall, which would be all glass. Also, the new proposal has a less expensive roof. B. Shoemaker asked if the roof was going to be shingled. L. Osborn replied that it was going to be tab shingled. The overhang of the roof was discussed and found satisfactory. B. Shoemaker asked if the foundation was going to be concrete or brownstone. L. Osborn replied that the foundation would be concrete and painted brown. He explained that there is no need to make it of brownstone as it can hardly be seen from the street because of the bamboo growing in front of it. The bamboo grove will also conceal the little porch leading to the old building. The board felt that the project was generally acceptable, but it would be good to see it presented again with the change concerning the materials. B. Shoemaker motioned to accept the proposal with the condition that the lattice be continued under the connector between the existing building and the addition. P. Evans seconded and it passed unanimously.

Fourth, 51 Lawn Avenue was moved to the end of the agenda.

Fifth, J. Klimas presented a new brand sign for Middletown Toyota. It is more in line with the other signs on the street and fits in the background. After discussion of the size the sign was found satisfactory. B. Shoemaker raised the question of the landscaping along the street line. J. Klimas replied that the

landscaping of stone and flowers is to be preserved. P. Evans moved to accept the proposal, J. Frazer seconded and the Board approved the motion unanimously.

Sixth, a new sign for Dress Barn was presented. On considering the sketches the Board had no comments. B. Shoemaker moved to accept the proposal as presented J. Frazer seconded and it was approved unanimously.

Seventh, the representative of the European Motorcars presented a proposal for a new façade and signage for their car dealership. The Board found the design satisfactory and questioned the illumination of the signage. P. Evans moved to accept the proposal as presented, B. Shoemaker seconded. The Board approved the motion unanimously.

Eighth, M. Wackers draw the attention of Board to the proposed City Ordinance amendment. The Board agreed with the proposed language.

Ninth, M. Wackers presented an update on the progress with the 51 Lawn avenue project. M. Wackers stated that the rear addition would indeed have actual windows and not dummy windows. Furthermore the addition will not be seen from Lawn avenue since it is not high enough, and Wesleyan provided a rendering of the view from Home avenue. The Board approved of the rendering and changes.

Tenth, J. Frazer requested if the Design Review and Preservation Board could be of any help in saving the Green house on Route 66. Currently the Middletown Historical society is working on the issue and the Board agreed to help in any way it could.

There being no further business, the meeting adjourned at 6:22 PM.

Respectfully submitted,

Michiel Wackers, Community Development Specialist