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

MINUTES

Feb-26-03

Present

J. BIANCO, CHAIRMAN
P. EVANS
J. FORTUNA
N. GOFF
B. PLUMLEY

Absent

M. BRADY
D. BROWN
B. KRONENBERGER
N. STAMLER

Also Present

A. RUBACHA
P. PATTON
B. WOOD
J. TOPSHE
P. HILL
T. CARY
R. KRESCONKO

The meeting commenced at 5:30 PM.

Upon a motion by J. Bianco, and seconded by B. Plumley the minutes from January were approved unanimously.

First, Paul Hill, Tim Cary from Coca-Cola and Richard Kresconko from Vanguard Modular Building Systems, represented by Chris presented their site plan for a new one-story stucco building to be located at 320 South Main Street. It was revealed that the project had already received all of the appropriate permits, had in fact demolished the pre-existing structure and were ready to lay the new foundation before this meeting of the Design Review and Preservation Board.

J. Bianco expressed his deep concern to what had happened and noted that the current site plan would not have been approved even if it had come through the proper channels. P. Evans noted that a building with some character had been removed, is being replaced by one that is absolutely uninteresting, and therefore some recommendations need to be made. J. Bianco explained that a number of aspects need to be changed and the Board would work with them to make the structure more suitable.

Second, Alan Rubacha, Peter Patton, Joyce Topshe from Wesleyan and Bruce Wood from Kallmann, McKinnell & Wood Architects presented the various options available to the University for a new University Center Facility in order to get some initial feedback from the Board about such a project. P. Patton, VP & Secretary of Wesleyan University explained that the University needs a New Student Center to replace the crowded Davenport Student Center, for a facility that can include a dining areas, as post office, art spaces, meeting rooms, and student organization offices. B. Wood, who will be the architect for this project followed-up with the fact that the University is trying build a central focal point for the university at a physical cross-roads. To accomplish this the builds of Fayerweather Gymnasium and/or the Alumni Athletic Building will like be the site of this new facility. Various options open for the project cover the range from gutting the existing builds and containing the center within them or removing them buildings entirely to create a new building from the ground up.

The suggestion that board gave to Wesleyan as they go forward in this process was that:

1. College Row had to be preserved as is;
2. Any new structures added onto existing structures need to respect the other buildings;
3. The interest of the board is to the preservation of High Street; and,
4. Any new building needs to respect the other builds, both in appearance and in size.

There being no further business, the meeting adjourned at 6:45 PM.

Respectfully submitted,

Michiel Wackers

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