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

MINUTES

February-28-2007

Present

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

Absent

B. PLUMLEY

Also Present

M. WACKERS
J. SARBAUGH
D. LITWIN
E. BRUNNELL
J. WAYCOTT

The meeting commenced at 5:30 PM.

Jeff Bianco called for Comments from the Public.

Jim Sarbaugh reported on a Delay of Demolition request issued by the Greater Middletown Preservation Trust on 21 Old Mill. The neighbor purchased the property and wants to demolish the building rather than leave it empty. The property will be posted on the Connecticut Trust website of endangered properties. The Delay of Demolition deadline is March 15th, but the owner has agreed to not carry out any activities until April 15th.

Jeff Bianco called for the first item under new business, 182 Court Street, Young's Printing façade and sign improvements.

Daniel Litwin representing Young's Printing presented a façade and sign improvement proposal. The project proposes to remove the stucco on the building and replace it with brick face and replace the existing signage with a channel letter surface mounted sign on the building and an internally illuminated hanging blade sign coming off the corner of the façade. Jeff Bianco suggested finding historic photos before finalizing a design. Jeff Bianco believed the blade sign was not in keeping with the entire proposal.

Daniel Litwin commented that the building was constructed for the print business in 1885, and was amendable to externally illuminating the blade sign.

John Frazer believed that the proposed design was a serious improvement to what exists.

Brian Kronenberger commented that this is a similar project to what was the Jazzerise building on Main Street, now Javapalooza. They took off the 1970's façade and restored it to its previous condition. This building has character and could really be an improvement to the street.

Matt Stewart asked that the existing cornice be maintained and not covered.

Jeff Bianco with the consent of the applicant tabled the proposal until the next meeting to see if possible historic photos of the building could be found to offer guidance in renovating the building.

Table proposal until the regular March meeting.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco						

Patricia Evans						
Jim Fortuna						
John Frazer						
Brian Kronenberger						
Bruce Plumley						X
Ben Shoemaker						
Nancy Stamler						
Matt Stewart						
<u>TALLY</u>			<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Approved with consent of the applicant.						

Jeff Bianco called for the next item of new business, Habitat for Humanities proposed new single family dwelling on Pearl Street in the Downtown Village District.

Joyce Yarrow and Brad May of Habitat for Humanity presented a new house to be erected on a vacant lot between 241 Court Street and 28 Pearl Street. This project will be a single-family three-bedroom house totaling 1,100 square feet.

Patricia Evans commented that the front is nice and simple but the left side elevation seems to lack windows. Brad may replied that the left elevation has been revised and two additional windows will be installed.

Jeff Bianco asked for details on the porch. Brad May replied that it will likely have Douglas Fir tongue and groove decking and lattice skirt. Ben Shoemaker asked that more detail be provided on the porch.

Matt Stewart commented that the windows on the front of the house had nine over nine style and the windows on the side of the house had six over six style. Brad May stated that they will all match and will likely be six over six style windows.

Patricia Evans motioned to give general approval, with final approval when final drawings are submitted that include the matching windows, the two additional windows on the left elevation, and further detail on the front porch. Brian Kronenberger seconded.

Ben Shoemaker asked that if the railing could be lowered to be more in keeping with the historic neighborhood. Brad May replied that it could be done since the porch would be relatively low to the ground.

Jeff Bianco called for a vote and the motion was approved unanimously.

Motion to give general approval, with final approval when final drawings are submitted that include the matching windows, the two additional windows on the left elevation, and further detail on the front porch.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans	X		X			
Jim Fortuna			X			
John Frazer			X			
Brian Kronenberger		X	X			
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion Approved						

Jeff Bianco called for the next item on the agenda, Son the Moon Signage proposal.

Eva Brunnell of Son of the Moon specialty store at 346 South Main Street, presented the proposed signage application for a surface mounted externally illuminated sign. Ben Shoemaker motioned to approve the application as presented. Patricia Evans seconded and the motion was approved unanimously.

Motion approve as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans		X	X			
Jim Fortuna			X			
John Frazer			X			
Brian Kronenberger			X			
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion Approved						

Jeff Bianco called the next item on the agenda, T&J signage proposal for 1385 Newfield Street. See no one in attendance to represent the proposal, the chairman called the next item on the agenda, Excellent Spa and Nails at 318 Main Street.

Jeremy Waycott represented Excellent Spa and Nails presented that the owner would remove the installed sign box and put the vinyl insert on a backer board with two gooseneck lights illuminating the sign. Michiel Wackers explained that this proposal came out of a complaint that the owners had installed the sign with no permits and not in compliance with the zoning code. Patricia Evans accepted the proposal as explained. Matt Stewart seconded and the motion passed 7 to 1.

Brian Kronenberger explained that this sign was against all the progress that has been made downtown and ignorance is not a defense to not permitting or design a sign appropriately.

Jeff Bianco asked that the owner be asked to reconsider the sign and present there business in the best possible way.

Motion approve as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans	X		X			
Jim Fortuna			X			
John Frazer			X			
Brian Kronenberger				X		
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stamler			X			
Matt Stewart		X	X			
<u>TALLY</u>			<u>7</u>	<u>1</u>	<u>0</u>	<u>1</u>
Motion Approved						

Jeff Bianco called for the next item on the agenda, 27 Stack Street, proposed residential conversion.

Anthony of Christiaan, Dinkeloo Associates LLC, representing David Nyberg, presented a proposed conversion to residential of a factory building at 27 Stack Street. The proposal is to maintain the exterior look of the building, but create a more residential friendly entrance. The Board asked that the designer revise the entrances to keep the building as simple as possible. Jeff Bianco asked that signage and lighting elements also be presented to this Board.

Table proposal until the regular March meeting.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco						
Patricia Evans						
Jim Fortuna						
John Frazer						
Brian Kronenberger						
Bruce Plumley						X
Ben Shoemaker						
Nancy Stamler						
Matt Stewart						
<u>TALLY</u>			<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Approved with consent of the applicant.						

Jeff Bianco called for the Board to revisit the T&J signage application at 1385 Newfield Street. Patricia Evans motioned to accept as presented. Nancy Stamler seconded and the motion was approved unanimously.

Motion approve as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans	X		X			
Jim Fortuna			X			
John Frazer			X			
Brian Kronenberger			X			
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stamler		X	X			
Matt Stewart			X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion Approved						

Jeff Bianco asked the Board to consider projects for awards. The issue will be discussed at the next meeting for a decision to be made by the April Board meeting. Awards would be presented during National Historic Preservation Week in May. Brian Kronenberger submitted 195 South Main Street for their façade renovation of what was an uninteresting commercial building. Brian Kronenberger also asked if it would be good idea to consider an addition to the Design Guidelines of how to renovate an existing building to get maximum effect for little investment.

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

Respectfully submitted,

 Michiel Wackers, Deputy Director of Planning, Conservation & Development