

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

MINUTES

March-14-2007

Present

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

Absent

J. FRAZER

Also Present

M. WACKERS
J. SARBAUGH
D. LITWIN
C. JOHNSON
J. SAINES-PINCH

The meeting commenced at 5:30 PM.

Jeff Bianco called the meeting to order and asked for the Board to review the minutes

Ben Shoemaker motioned to approve the January and February minutes. Matt Stewart seconded and the minutes were approved with Brian Kronenberger abstaining from voting on the January minutes.

Motion to approve the January meeting minutes.						
<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			
Jim Fortuna			X			
John Frazer						X
Brian Kronenberger					X	
Bruce Plumley			X			
Ben Shoemaker	X		X			
Nancy Stamler			X			
Matt Stewart		X	X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>1</u>	<u>1</u>
Motion approved.						

Motion to approve the February meeting minutes.						
<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			
Jim Fortuna			X			
John Frazer						X
Brian Kronenberger			X			
Bruce Plumley			X			
Ben Shoemaker	X		X			
Nancy Stamler			X			
Matt Stewart		X	X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion approved.						

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

Michiel Wackers reported that the attempt to find a historic photo of the property has revealed any to provide insight for the Board.

Daniel Litwin representing Young’s Printing reported that he inquired with a landscape architect on using blue stone for the sidewalks in front of his store and is considering it for a phase two improvement to his business. Daniel Litwin wanted to move forward with his project and believed that the brick face would provide a period look. Jeff Bianco replied that the building does read as a brick building. Traditionally a brick building would be anchored to the ground with brick. The presented proposal would have a suspended brick band above the first floor. Jeff Bianco believed that a paneled look between the first and second floor would best maintain the historic fabric of the building. Matt Stewart added that the reliefs that exist at the top of the build add depth, which the central band between the first and second story lack. Providing some stylized 1920’s elements to this central band would achieve this goal. Daniel Litwin asked for some direction by pointing to another building that could act as an example. Jeff Bianco in response by taking the provided rendering and drawing a series on panels in the central band of the building with one large one in the center to contain the channel letter signage. Ben Shoemaker asked if this was clear to the applicant. Daniel Litwin replied that more assistance would be helpful. Jeff Bianco requested motions.

Ben Shoemaker motioned to approve the signage portion of the proposal, with the condition that the blade sign be externally illuminated and the sizing of the wall mounted channel letter sign fit into any panel concept for the band between the first and second floors.

Motioned to approve the signage portion of the proposal, with the condition that the blade sign be externally illuminated and the sizing of the wall mounted channel letter sign fit into any panel concept for the band between the first and second floors.						
<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			
Jim Fortuna			X			
John Frazer						X
Brian Kronenberger			X			
Bruce Plumley			X			
Ben Shoemaker	X		X			
Nancy Stamler			X			
Matt Stewart		X	X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion approved.						

Jeff Bianco explained to the applicant that the other elements on the proposal could be sent via email to the committee for review now that there is agreement on the direction of the project.

Catherine Johnson asked if the public would be able comment on the proposal. Jeff Bianco replied that this applicant has been before the Board twice and all discussions and materials are available for review at the Department of Planning, Conservation and Development.

Jennifer Saines-Pinch asked to clarify the times for public comment, since she would like to discuss the Habitat for Humanity House proposed for Pearl Street. Jeff Bianco apologized for skipping over the public comment session, but the Board routinely welcomes comments during the meeting when it is appropriate.

Jeff Bianco called for the next item under old business, 27 Stack Street, proposed residential conversion.

Anthony of Christiaan, Dinkeloo Associates LLC, representing David Nyberg, presented a redesigned proposed conversion to residential of a factory building at 27 Stack Street. The redesign removed the columns from the previous design. There will be no signage except for a building number near the entrance. There will be exterior lighting in the parking area and near the entrance to the building. Jeff Bianco asked to clarify the roof element near the entrance. Anthony of Christiaan, Dinkeloo Associates LLC replied it will be an awning that hangs off of the building, not protruding above the roof line. Jeff requested motions. Matt Stewart motioned to accept as presented. Ben Shoemaker seconded. Jeff called for discussion. Catherine Johnson asked if there would be fencing. Anthony of Christiaan, Dinkeloo Associates LLC replied that currently is no consideration for fencing. Jeff Bianco asked that any fencing improvements be presented to the Board in the future. Jeff called for a vote and the motion was approved unanimously.

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			X			
Patricia Evans			X			
Jim Fortuna			X			
John Frazer						X
Brian Kronenberger			X			
Bruce Plumley			X			
Ben Shoemaker		X	X			
Nancy Stamler			X			
Matt Stewart	X		X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion approved.						

Jeff Bianco called for public comments for items not on the agenda.

Jeff Bianco recognized Jennifer Saines-Pinch and Catherine Johnson for a discussion on the Habitat for Humanity proposal for Pearl Street that was reviewed by the Design Review and Preservation Board at its February meeting. They reported that Friends of the Village have not approved Habitat's proposal. Catherine Johnson reported that there was too much affordable housing in Middletown. Jeff Bianco asked Catherine Johnson to keep to the purview of the Board, issues of design and preservation. Catherine Johnson challenged items in the Habitat proposal, 1) building front should match existing building line in street, 2) building should have windows of same design, 3) hedge or fence should mark the property line, 4) external façade should be in a stucco or clapboard matching the neighborhood, 5) the front door should be of a high quality, and 6) the porch should be made to look attractive.

Jeff Bianco replied that the scale and form of the house were found to be appropriate. The selection of materials for the most part was appropriate. Patricia Evans added that the Board provided conceptual approval, because the design conceptually was good, but a number of items needed to be finalized, such as the need for matching windows, the need to show the two additional windows on the left elevation, further detail is needed on the front porch, and the need for final drawings needing to be submitted.

Jeff Bianco asked the Board to consider projects for awards. A decision on awards will need 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. Other possible nominations include Wesleyan's new dorms at the corner of Vine Street and Church Street and the renovated building at 144 Washington Street.

Jim Sarbaugh reported on Greater Middletown Preservation Trust business with the Redevelopment Agency. The Trust and Broad Park Development Corporation are conducting a study regarding the feasibility of renovating properties included in the Homeownership development for Ferry Street, Green Street, and Rapallo Avenue. The Trust may ask the Board to weigh in on this study and subsequent discussion in order to preserve the historic fabric of those streets.

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

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development