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

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**MINUTES**

*4-April-01*

**Present**

B. KRONENBERGER  
P. EVANS  
N. GOFF  
B. PLUMLEY  
N. STAMLER  
J. BIANCO (ARR. 7:25PM)

**Absent**

D. BROWN  
J. FORTUNA

**Also Present**

M. JOHNSON  
M. LYONS  
M. SIMON  
J. HANLEY  
R. RIZZO

B. Kronenberger called the meeting to order at 7:05 PM.

The minutes from the March meeting were approved.

First the committee reviewed a presentation by Centerbrook Architects, Mark Simon and Meg Lyons, on behalf of Wesleyan University who is applying to renovate Clark Residential Hall, add a new entrance, and regrade the area there surrounding. M. Simon stated that his team had considered many alternatives before arriving at that which they proposed, it being in their minds the best one for addressing safety, ADA, and a better entrance into the building. They had also considered alternative uses to the building, but determined that ongoing residential use was best. M. Simon read a section of the National Park Service's "Standards for Rehabilitation..." for Historic Preservation, where it stated that additions to historic structures should be at once differentiated and compatible with them, stressing that such was the nature of their proposal for Clark Hall's new entrance feature.

B. Kronenberger asked the Board if they had any questions.

N. Stamler noted that D. Brown and J. Bianco, who had the strongest opinions about the project the day before (at the site visit), were presently absent.

P. Evans said she had also attended the site visit and that it had changed her mind, as she was able to see the building in its context.

B. Kronenberger said that at M. Lyons' prior presentation to the Board, the scale had seemed off, but that the landscaping evident in the model compensates for the scale of the entrance.

P. Evans urged M. Simon and M. Lyons to coordinate the entrance's columns with the building's watercourse feature, a note touched on by J. Bianco and D. Brown the day before.

The Board approved the project.

Next, John Hanley, of Winnelson Co. presented drawings and a model of a sign and other changes he proposes for 120 deKoven Drive.

P. Evans noted that existing windows on the second floor were removed in his proposal. J. Hanley answered that the second floor was currently in poor condition and the windows had lost their glazing.

J. Rosenthal noted a horizontal strip feature that appeared to circle the building and inquired if it wrapped all the way around on the same level. J. Hanley answered that it did not.

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P. Evans questioned the residential style of the porch entry and window-roof. J. Hanley said the designs were only preliminary.

J. Bianco remarked that the part of the building facing deKoven was most visually important; the rest much less so. J. Hanley said that the color, both in terms of new paint and siding, would match that of the original.

The Board approved the plan.

The Board also discussed with J. Hanley the State of Connecticut Adopt-a-Ramp program in which J. Hanley expressed an interest.

P. Evans said that, if Public Works were to take on the project in terms of installation and (potential) maintenance, it would need to have plenty of resources as they are already overstretched.

Other members noted that, for the signs design, a budget should be found to set a good and standard design for all such Adopt-a-Ramp signs.

J. Hanley again expressed his willingness to work with the Board to do the sign.

Next, Richar Rizzo, of American Signs, Inc. presented on behalf of Fleet Bank, for new signs for the Bank's deKoven and Main Street properties, the latter which had already been replaced without prior approval.

It was noted by the Board that Mr. Rizzo's proposals were essentially a one-for-one replacement of existing signage, but that a replacement for the ATM sign, although proposed, was not before the Board. B. Plumley, P. Evans, and J. Bianco all felt that this was problematic and that Fleet should be told as much (proposed letter attached).

The Board approved the signs.

Next, the Board considered nominations for the 2000-2001 Preservation Awards.

[M. Johnson reported that the Rockfall Foundation had contacted him and extended their willingness and interest in reestablishing their collaboration with the Board in holding the awards ceremony and/or an accompanying event to celebrate Preservation Month in May.]

The nominations include: Long Hill Mansion, the Police Station, Kidcity, Dancersize, Augury and Spice Co., Snow School, Judy Crawford's Law Offices, and Robert Mecker's renovated home on Broad Street. Discussion ensued on whether there should be separate categories for public and private structures, historic and contemporary, and residential and commercial. Ultimately, the Board narrowed the list down to: Long Hill Mansion, the Police Station, Kidcity, Dancersize, Augury and Spice Co., and Snow School. M. Johnson was instructed to send members a list with addresses and photos, requesting a date by which members should reply.

There being no further business, the meeting adjourned at 8:30.

Respectfully submitted,

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Munro W. Johnson  
Community Development Specialist