

**City of Middletown
Design Review & Preservation Board**

MINUTES

April-13-2005

Present

J. BIANCO, Chairman
J. FRAZER
J. FORTUNA
B. SHOEMAKER
N. STAMLER
B. KRONENBERGER

Absent

D. BROWN
P. EVANS
B. PLUMLEY

Also present

M. WACKERS
R. ADAMS
C. KOHS
G. FRICK
R. SCHMIDT
M. OLIVERAS
R. CHEBOTAREV

The meeting commenced at 5:36 PM.

B. Kronenberger moved the review of minutes until the next regularly scheduled Design Review and Preservation Board meeting.

There being no old business, B. Kronenberger moved to the new business.

The first item on the agenda was the Downtown Village District façade renovation review. The building at 163 College Street is recognized as having historic value at the City level. The owner R. Adams explained the current state of the exterior of the building and the proposed changes. In particular, the building has painted aluminum sidings, and the old paint has cracked badly. R. Adams is planning to delete the coats of old paint and re-paint the exterior of the building. The proposed colors are green with Navaho white trimming, which will replace the old yellow trimmed with white painting. The owner felt that that the new colors can cheer up the appearance of the house and the neighborhood. J. Fortuna moved to accept the proposal as presented, B. Shoemaker seconded and the motion passed unanimously. J. Frazer then asked how R. Adams planned to delete the coats of old paint and R. Adams answered in detail. A blowtorch will not be used and there will be no harm to the building incurred in the process.

The second item on the agenda was Moody School Signage. C. Kohs presented pictures of the proposed new sign and explained other changes. The new sign is to be hand-carved and it is to be surrounded by a brick wall and a brick flowerbed. The sign is to be installed first, and the brick decorations are to be built around it later. The sign is to have a blue body. When B. Kronenberger asked C. Kohs to specify what kind of blue, C. Kohs answered it would be primary blue. The lights around the sign are to remain the same. B. Kronenberger asked to confirm the dimensions of the new sign, which were not presented, and C. Kohs promised to do so. After that J. Fortuna made a motion to accept the proposed sign as presented, N. Stamler seconded and the motion passed unanimously.

The third item on the agenda was KGS Insurance Signage. G. Smith presented the proposal of a new sign and explained what colors are to be used. KGS is going to be in red and the rest is going to be red and blue, blended in parts. G. Smith said that the final decision on colors was yet to be made. B. Kronenberger asked G. Smith to confirm the colors before the installation of the sign. J. Bianco moved to approve the proposal, J. Frazer seconded and the Board passed the motion unanimously.

The fourth item on the agenda was the Irreplaceable Artifacts Signage. E. Blum was not there to represent the project. M. Wackers explained that E. Blum was absent because he was in violation of running a warehouse on the Main Street, while only retail, restaurant and entertainment are allowed on the Main Street. The Board decided to table the project.

The fifth item on the agenda was the Sculpture Mile project. G. Frick explained the gist of the project, which is installation of large sculptures in public along a roadway. G. Frick said that there was no certainty about as to what sculptures will be presented, but assured the board that there will be different sorts of them. B. Shoemaker asked if the sculptures are to be installed on both sides of the road, and G. Frick answered, Yes. M. Wackers explained that the project required permission from several city committees that have jurisdiction. J. Bianco inquired if the actual location of the sculptures would be presented, and G. Frick answered in the positive. J. Bianco asked if any lighting would be used, and G. Frick answered that some of the sculptures would have lighting, but the majority would not. J. Frazer asked what sculptors were going to present their works and G. Frick replied that there would be well-known people. B. Shoemaker raised the question of the exhibit experience in Madison, and J. Frazer inquired if any threat to pedestrians resulted from the exhibition in Madison. G. Frick replied that the only threat was to the sculptures themselves. B. Konenberger inquired, how many sculptures were to be installed, and G. Frick answered, thirty. They are to be installed along a mile-stretch of the Main Street, some of them inside of the buildings. M. Wackers explained that the project was asking for a preliminary approval of the Board to start preparations in May, and details were to be discussed later. J. Bianco on behalf of the board expressed gratitude to the creators of the project and made a motion to accept it, providing that details and specifics be provided later. B. Shoemaker seconded and the Board approved the motion unanimously.

The sixth item on the agenda was new Wesleyan Senior housing. R. Schmidt discussed the appropriateness of using vinyl sidings for the new houses with the Board. The example of past Wesleyan Construction Services was mentioned, including the recent renovation of the Community Service House at the corner of High and Church Streets. The motion passed on Dec. 8 2004 remained in force no new motion was necessary.

The seventh item on the agenda was Typhoon Restaurant. The representative, M. Oliveras, distributed pictures of the proposed signage and specified that the letters are to be carved and of golden color. However, M. Oliveras explained that, due to current budget constraints, they would prefer to temporarily erect a two-dimensional sign, with changes affecting only the lettering. J. Bianco moved to approve the proposal with the condition that the sign originally decided on should be erected no later than in a year. J. Frazer seconded and the motion passed unanimously.

The eighth item on the agenda was Design Review and Preservation Award. M. Wackers advised the Board that the award presentation is planned to be held during the week of May 8-14 and to be adjusted to the working schedule of the Board members. After a short Board discussion J. Bianco moved to give the Design Award to Javapalooza at 330 Main St. for their new façade and the Preservation Award to Extra Space Storage at 56 Pameacha Ave. N. Stamler seconded and the Board approved the motion unanimously.

Lastly, B. Shoemaker raised the question concerning the building on the corner of Pearl and Court Streets. M. Wackers explained the situation with the property to the Board, including the difficulties that the owner of the property was facing. A brief discussion followed.

There being no further business, J. Fortuna made a motion to adjourn the meeting. J. Bianco seconded, and it passed unanimously.

The meeting adjourned at 6:18 PM.

Respectfully submitted,

Michiel Wackers,
Community Development Specialist