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

MINUTES

8-May-02

Present

J. BIANCO, CHAIRMAN
P. EVANS
M. BRADY
D. BROWN
N. STAMLER

Absent

B. KRONENBERGER
J. FORTUNA
B. PLUMLEY
N. GOFF

Also Present

M. JOHNSON
E. NORSE
J. MARTORTELI
G. DATELLE
J. RUTKOWSKI

The meeting commenced at 5:32PM.

Minutes from the regular April meeting were not approved and the Board moved directly to review items with representation at the meeting.

First, Wesleyan University Senior Thesis student, A. Kronovet presented the results of her urban design study for rebuilding Center Street as a pedestrian connector to the river. With a slide show and a model, A. Kronovet showed how the connection could be built. Members of the Board responded favorably to the proposal and thanked A. Kronovet for her work.

Next, N. Burnham of Milone & MacBroom presented plans for a pump station for the city's Water & Sewer Department on Newfield Street. N. Burnham said they had attempted, in their design, to match what was currently there. P. Evans and J. Bianco urged her to aspire for something of a higher quality than what was existing. P. Evans finds the gray doors particularly objectionable. E. Keith, also of Milone & MacBroom remarked that they were still a month away from finalizing their plans so the Board requested that the drawings be refined and resubmitted at the June meeting.

Next, S. Gionfriddo presented plans for an 11-lot subdivision at Randolph Road and Pine Street. S. Gionfriddo Several members of the public spoke in favor of preserving both the historic barn on the site, as well as its adjacent open space as part of an overall historic landscape. Discussion ensued on development alternatives for the site, risks and opportunities associated with its preservation, and the financial impacts of each on the new owners and developers of the site. Discussion also covered the Board's relationship with P&Z as a context for making recommendations.

D. Brown made a motion to recommend that the lot with the barn be preserved and that the adjacent corner lot to its west remain undeveloped as part of a historic pastoral vista with a corral fence, from Randolph Road north to the rear of the barn. N. Stamler seconded and the motion was approved unanimously.

Next, B. Whitaker and S. Seargent of Metro Square presented plans for renovation. Members praised the plan. J. Bianco said that Main Street building's should ideally be three stories. Also, that the applicants didn't need to hold back with respect to materials, esp. with respect to split-face block facades and columns.

M. Brady moved for approval with the recommendation that the Main Street facade's signboard be uninterrupted, and the use of alternative materials be explored for the columns. P. Evans seconded and the motion approved unanimously.

- 2 -

Next, a sign application for Bead Street was reviewed. M. Brady moved for approval; P. Evans seconded; the motion was approved unanimously.

The hour being late, members needed to leave and discussion on the Preservation awards was postponed to the next meeting. There is one nomination: 1st Church of Christ on Court Street.

Members briefly commented on the demolition notice for Wesleyan University's 307 Washington Terrace: the building's potential for preservation should be investigated further.

Board members commented that a recent sign approval for Randolph Road had resulted in a nice sign, worthy of a follow up letter of congratulations.

There being no further business, the meeting adjourned at 7:20PM.

Respectfully submitted,

Munro W. Johnson

draft