

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

**MINUTES**

*May-9-2007*

**Present**

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

**Absent**

B. KRONENBERGER  
B. SHOEMAKER

**Also Present**

M. WACKERS  
J. SARBAUGH  
C. SPENCER  
C. JOHNSON  
J. SAINES-PINCH  
J. YARROW

The meeting commenced at 5:31 PM.

Patricia Evans called the meeting to order and asked for the Board to review the minutes

Matt Stewart motioned to approve the April minutes. John Fortuna seconded and the minutes were approved, with Patricia Evans and Bruce Plumley abstaining.

Motion to approve the April 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	X			
John Frazer			X			
Brian Kronenberger						X
Bruce Plumley					X	
Ben Shoemaker						X
Nancy Stamler			X			
Matt Stewart	X		X			
<u>TALLY</u>			<u>4</u>	<u>0</u>	<u>2</u>	<u>3</u>
Motion approved.						

Patricia Evans called for public comments. Seeing none the Board moved to Old Business

First on the Agenda is Excellent Spa and Nails. Michiel Wackers reported that they have indicated a redesign of their existing sign, but have not submitted any paperwork.

Second item on the agenda was the proposed Habitat House for lot 7A on Pearl Street. Joyce Yarrow presented that Habitat has met with the Friends of the Village District and a number of changes have been agreed to. They include relocating the building to the north side of the property to allow sunlight to shine on the yard; dropped the elevation of the first floor; reduced the railing height on the porch; redesigned the porch details of lattice and crown molding; unified the porch roof and the main roof; simplified the windows to two designs; no shutters but wider trim; and, adding a decorative window in the apex on the front (dependent on salvaging or having a window donated). The remaining question was the material for the siding, since it is a cost issue. Vinyl is the main choice, because it is also low cost for the homeowner. Fiber cement board is also being investigated.

John Frazer complimented the proposed changes.

Bill Paglia-Scheff of 235 Court Street asked what will happen to the fencing? Joyce Yarrow replied that the fencing will be taken down on the front and sides, with the possibly of replacing it with shrubbry. In addition to design considerations, the fencing questions will also depend on the family and their needs for safety.

Bruce Plumley asked what type of shingles will be used? Joyce Yarrow replied that they will be architectural shingles.

Catherine Johnson commented that is highly preferable to put the driveway to the north of the house and move the house 10 feet from the property line. Joyce Yarrow replied that this was looked into a great deal and the conclusion was to place the driveway on the southside of the house.

Jennifer Sanies-Pinch asked about the skirting of the porch? Joyce Yarrow replied that it will be framed lattice.

Ed McKeon commented that he would prefer a non-vinyl siding.

Bill Paglia-Scheff asked if the front porch roof could be hipped? Joyce Yarrow replied that a hipped roof is elegant, but the proposed roof is not out of character with the neighborhood.

John Frazer motioned approve the proposed changes

Patricia Evans asked to amend the motion so they would report back to the Board when they have a siding material selected. John Frazer accepted the amendment as friendly. John Fortuna seconded the amended motion.

Patricia Evans called for a vote. The motion was approved with Matt Stewart abstaining.

Motion to approve the proposed changes with the applicant to report on the selection of siding.						
<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		X			
Brian Kronenberger						X
Bruce Plumley			X			
Ben Shoemaker						X
Nancy Stamler			X			
Matt Stewart					X	
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>1</u>	<u>3</u>
Motion approved.						

Jeff Bianco called for the next item on the agenda, 241 Court Street, Chris Spencer of Bianco, Giolitto and Weston Architects LLC, represented the Connection Inc for their façade rehabilitation proposal.

Chris Spencer reported that the two stair towers would be removed, all of the windows would be replaced, all of the siding would be replaced with vinyl siding, the porch entry would be replaced, a metal fence will be installed on court street, a handicapped ramp will be installed on Pearl Street side of the building, the mansard will be restored, and the 3<sup>rd</sup> floor will only be used for storage.

John Frazer asked what type of fence will be used? Chris Spencer replied that the goal was to replace it with something that was historically correct for the property.

Bill Paglia-Scheff asked what will happen with the asphalt on the east side of the property? Chris Spencer said that that will be removed and re-seeded.

Ed McKeon asked where will garbage cans be located? Chris Spencer replied that he believed to the southside of the building, but this needs to be investigated further.

Bruce Plumley commented on run-off and suggested the use of curtain drains.

Matt Stewart commented on the window locations and where there were windows missing. He suggested a closed window look where there would be a pair of closed shutters where a window should be, but behind the shutters there is no window.

Chris Spencer stated that the chimney would be removed and replaced with a full masonry chimney. He also reported that the roof would be architectural shingles.

Bruce Plumley motioned to approve as presented. Jim Fortuna seconded the motion.

Bruce Plumley amended his motion to require the architect and developer to look at the railings and Jim Fortuna seconded the amended motion.

Patricia Evans called for a vote on the motion and the motion was approved unanimously.

Amended motion to approve the proposed renovation as presented with the request that architect and developer study the railing details further.						
<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	X			
John Frazer			X			
Brian Kronenberger						X
Bruce Plumley	X		X			
Ben Shoemaker						X
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

Seeing no one present for McGuire Baseball, the Board moved to table the item until the next meeting.

Seeing no one present for Excellent Spa and Nails, the Board moved to table the item until the next meeting.

Patricia Evans called for public comments for items not on the agenda.

Catherine Johnson commented on the new MiddleOak sign and requested that there be a regulation prohibiting sign above a certain elevation. Catherine Johnson also requested that all projects be sent to the Design Review and Preservation Board before going through any other Committee.

John Frazer moved to adjourn the meeting. Jim Fortuna seconded and the motion was approve unanimously.

Motion to adjourn.						
<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	X			
John Frazer	X		X			
Brian Kronenberger						X
Bruce Plumley			X			
Ben Shoemaker						X
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

The meeting adjourned at 6:57 PM.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development