

City of Middletown
Design Review and Preservation Board

MINUTES

10 May 2006

Present

J. BIANCO, Chairperson
P. EVANS
J. FORTUNA
J. FRAZER
B. PLUMLEY
M. STEWART

Absent

B. KRONENBERGER
B. SHOEMAKER
N. STAMLER

The meeting was called to order by Chairperson Bianco at 5:30 PM.

An announcement was made that as Staff was not available to take the minutes the presenters should give their cards to acting secretary P.Evans.

The minutes of the April meeting were tabled, to be reviewed at the next meeting.

As there were no members of the public in attendance the public session was closed.

OLD BUSINESS

401 Newfield Street – Alternate design for Bacon Village. Thomas MacDonald and Lisa MacCartney from East Wharf Architects presented the redesign of the five units just off Newfield Street. They have created steeper roof lines, added shutters, enlarged some of the windows, added some dormers on those structures as was requested at the last DRPB meeting. They also presented a new fence to be installed 15' from the street line. It is to be 6' high, 4' will be solid board and the top 2' will be square lattice work. A motion was made by J. Frazer and seconded by B. Plumley to approve the new proposal as presented. The motion was carried unanimously.

Frank Somuah from Allstate presented a proposal for a painted metal sign to be used at the new office on 666 Main Street. There is no lighting proposed at this time. The background of the sign will be blue and the lettering will be white. It was suggested, by the Board, that if Allstate wished to add external lighting, at some later time, a goose neck type fixture would be acceptable. The unit selected should be shown to M. Wackers, staff for the Board, for final approval. B. Plumley made and M. Stewart seconded a motion to approve this proposal as presented. The motion was unanimously accepted.

As there was no representative and no new material from Empire Pizza at 324 Main Street, the application was tabled.

Jim Schmaltz from TheseGuysInstall.com presented three revised versions of a sign to be posted on the building at 36 Washington Street. The revisions were discussed, at length, as they all appeared to be too much like a billboard. The general feeling was that these signs, though better than the first proposal, were still too hard to read and not very clear as to exactly what the company does and where they are located. J. Bianco suggested using small neon signs in the windows facing DeKoven drive with the logos of the several manufacturers that they represent. Everyone liked the logo as it appeared on the company

shirt that Mr. Schmaltz was wearing. The Board requested that the design for the sign be simplified even more. In the interest of time, he can E-mail the revised design to J. Bianco who will circulate it to the Board for a vote before the next meeting.

NEW BUSINESS

As there was no representative and no proposal from Children's Neurology Service at 147 Saybrook Road this application was tabled.

ADA access and new sidewalk for 285 Court Street was presented for Wesleyan University by Rosanne Sillasen and Tomas Gribbin of Noyes Vogt Architects. The general proposal met with favor but concerns were met with the finishes proposed. J. Bianco suggested that the finish on the access ramp might be changed to blue stone, as was used on the Public Safety building. The committee was assured, by the architect, that the intention was to use a stone edging to the walkway area and that the other visible areas would be of concrete that would be colored to match the existing brownstone trim. M. Stewart expressed concern that this area be carefully constructed so that the coloring was permanent. The existing quarry tile on the porch will be reused or replaced. J. Bianco suggested that a berm be created and planted with a ground cover to conceal as much of the exposed concrete on the new ramp as possible. J. Frazer made and M. Stewart seconded a motion that the proposal be approved as presented with the caveat that the concerns of the committee should be addressed in the construction. The motion was passed unanimously.

Signs for the Mobil Station, at 427 South Main Street, were presented by Fazlay Rabbi. There are to be two Mobil signs installed as part of the canopy over the gas tanks and a free standing price sign, which will be the same size and in the same location as the former pricing sign. B. Plumley made and J. Frazer seconded a motion to approve this proposal as submitted. The motion was passed unanimously.

As there was no further business, the meeting was adjourned at 6:20

Respectfully submitted,
Patricia Evans, acting secretary