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

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**MINUTES**

*August-7-02  
Special Meeting*

**Present**

J. BIANCO, CHAIRMAN  
J. FORTUNA  
B. KRONENBERGER  
B. PLUMLEY  
N. STAMLER

**Absent**

M. BRADY  
D. BROWN  
P. EVANS  
N. GOFF

**Also Present**

M. JOHNSON  
L. OSBORNE  
A. RUBACHA  
A. MINKUS  
J. LAPOSTA  
P. RAIDER  
J. ROSENTHAL  
J. TOPHSE  
M. RICH  
A. MUNKITRICK

The meeting commenced at 5:30 PM.

Minutes from the regular June and July meetings were not approved and must be reviewed for approval with these minutes at the regular August meeting.

First, L. Osborne discussed plans to relocate the house currently at 307 Washington Terrace to a Washington Street site at the corner of Pearl Street. Various challenges with regard to the mechanics of moving the house and placing it in the lot were discussed, as well as encroachment from the neighboring lot and a possible easement to allow entrance from Pearl Street in stead of the more traffic-heavy Washington Street. L. Osborne told the Board that he would do construct a brownstone wall, fence, and/or landscaping to blend into the context of other frontages on the street.

J. Bianco stated that, once the project was further along and plans for the street elevation and front yard could be proposed and reviewed with greater precision, the Board would review the plans again.

A. Rubacha said Jan Cunningham and Liz Warner were working within National Park Service guidelines for the relocation, including pertinent archaeological studies. The building will be re-nominated after the move, which will occur within the same historic district.

Upon a motion by B. Kronenberger, seconded by J. Fortuna, the Board unanimously approved the concept of relocating the structure to the proposed location, with the setback described in the plans, and access off of Pearl Street.

Next, A. Rubacha, of Wesleyan University Construction Services, and J. LaPosta, of Jeter, Cook, & Jepson, presented original and revised plans for the proposed Wesleyan Center for Film. The client's directive had been to use a design that would fit with the campus and yet distinguish the Center for Film from the rest of the Center for the Arts, and Wesleyan as a whole. However, at the last Design Review & Preservation Board meeting, they had been instructed to revisit the use of brick on the film classrooms, as well as the roof-line, it's effect being reminiscent of "monopoly" houses. The architects had explored the use of a simulated brownstone base with a running bond Ashlar pattern. This material was not favored by the client for its dark, heavy look. The architects had also explored alternative roof lines, including a step-back, a

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unified roof line, maintaining similar fenestration, and a single roofline with two rows of four double-hung windows.

J. Bianco said he liked the alternative of a unified roof line and the brownstone (hereafter: design "A"), and that the logic of brick being somehow "lighter" than brownstone was flawed. If "light" was the objective, a translucent material should be selected.

J. Tophse explained that a long, painstaking consensus-building process had taken place within Wesleyan, between the architects and project managers, and the program director, college president, and the greater Wesleyan film community, both past and present. While the Board's input, earlier on, could very well have benefited the project, she hoped that the Board could recognize the amount of time, consideration, and resources that had brought the design to this stage, and agree that the final design emerging from that long process was the best design for the project.

J. Bianco replied that the Board couldn't do anything about when and where in the process Wesleyan elected to present the project to them.

B. Kronenberger said that the roofline issue probably wouldn't matter so much, unless the viewer were standing on a sixteen foot ladder (a reference to the aspect of the elevation drawing?). Also, the materials of the theater and other south facades were of lesser importance than the north facade -- splitting the materials between facades might prove a useful approach.

J. Bianco inquired into the height of the classrooms structure. J. LaPosta and P. Raider said its slighter height was a deferential gesture to the height of the original building.

Discussion continued on the roofline. Board members and JCJ architects discussed the possibility of making the roof pitch more shallow and dropping the overall height; it should appear as a two-story building like others on Washington Terrace.

N. Stamler moved approval for scheme "A" (on file), a 2-story, single gabled structure facing Washington Terrace, or an alternate scheme to be again presented to the Board at a future meeting. J. Fortuna seconded. The motion was approved unanimously.

Next, Oddfellows Playhouse presented plans for window replacements at their Washington Street location. Upon a motion made by B. Plumley, seconded by N. Stamler, the plans were approved unanimously.

There being no further business, the meeting adjourned at 6:50PM.

Respectfully submitted,

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Munro W. Johnson