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

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**MINUTES**

*August-18-2004*

**Present**

P. EVANS  
J. FORTUNA  
B. KRONENBERGER  
B. PLUMLEY  
N. STAMLER  
B. SHOEMAKER  
J. FRAZER

**Absent**

D. BROWN  
J. BIANCO, CHAIRMAN

**Also Present**

M. WACKERS  
J. DELUCA  
J. BAILES  
J. FALLONE  
D. SOWLA  
G. ASHBAUGH

The meeting commenced at 5:30 PM.

P. Evans called for the approval the minutes from the previous meeting. M. Wackers explained that the minutes were not mailed out ahead of time, so the item was tabled until the next meeting.

P. Evans called for old business. Brooks Pharmacy Façade Changes was presented by John Fallone of Pyramid Contractors and David Sowla of Brooks Pharmacy. Brooks' façade changes would be removing the rounded corner element of the building, and squaring it off so that the square footage inside can be increased and so that the cahier checkout area can be modified to match other Brooks Pharmacies. The photo lab that is currently contained within the rounded portion of the build will now be brought into the building, so as to attract more customers to the retail floor. The representatives reported that Brooks does try to improve the aesthetics of its buildings, but the square off in this case is a priority. The Agency members replied that taking away the one interesting architectural element of the building turns it into uninteresting box in the heart of downtown directly on Main Street. B. Kronenberger suggested changes to the windows, such as offsetting them from the façade to give a little depth or using a different material or color. This might help make the box not seem so boxy. B. Shoemaker stated that since the one interesting element of the building is being lost, a tradeoff should be made. John Fallone and Daivd Sowla were open to changes to the windows, and suggested awnings. The Board felt that such a major change to the build's integrity by removing the rounded corner should not be substituted with minor alterations. B. Plumley motioned that the proposal not be approved. B. Shoemaker seconded and the motion passed unanimously.

P. Evans called for new business.

First, Joe DeLuca of Millennium Design Associates represented a proposal to redo the façade of the old Bradlee's building in order to allow three new tenants to move in. The project would divide the building in to 3 new tenant spaces, currently being discussed as Tenant C being closest to Stop & Shop and Tenant A on the Saybrook Road side of the building, with Tenant B between A and C. Currently, Marshall's has agreed to move in to the Tenant A section and would like to be open the fall. The other stores considering Tenant A and Tenant B spaces are Big Lots and Bed, Bath and Beyond, respectively. The main issues in attracting these tenants is access for trucks to the back of each store. The proposal is to have a very tight loading dock at very tight angles servicing Tenant B and C. Tenant A would use the existing loading dock. For the façade, the color, massing, and cornice elements will match the new look of Stop & Shop's shopping plaza's. The colors to used are tan/peachy color for the walls, a brick color for columns and cornice. It is believed that the Stop & Shop's façade will also be redone in this new look. J. Frazer motioned for the proposal to be approved as presented and that a final color rendering of the façade be submitted to staff. B. Plumley seconded and the motion passed unanimously.

Second, David Bailes presented his proposal for the restoration of 101 High Street, which had been damaged by a fire the previous year. David Bailes reported that he would be acquiring the building shortly from Wesleyan University. Previous to the fire it was a six family apartment building. David Bailes was proposing to convert it and restore it to a single-family residence. Wesleyan selected him because of this plan. Other developers wanted to tear down the structure and put up condos. The addition, which is the portion of the building that received the most damage during the fire, would be torn down. The original structure will be restored. Nothing will be replaced unless it is damaged, and even the replacement materials will be in keeping with the structure's historic character. J. Frazer motioned to accept demolition of the burnt addition and the restoration of the remainder of the building. B. Plumley seconded and the motion passed unanimously.

Third, Gwendolyn Ashbaugh from Lenard Engineers represented the signage component for the reconstruction of the KFC building on South Main Street. The existing building was burnt down and now the owners are rebuilding the building. The allowed signage is 64 square feet, the proposed signage totals 62.5 square feet. There will be two signs and two directional signs. B. Kronenberger motioned to accept the proposal as presented. J. Frazer seconded and the motion passed unanimously.

Fourth, the ADA ramp proposal was considered for Webster Bank. With no one representing the proposal, the Board discussed the project with the materials provided. The Agency stated that this project has been around for a very long time and that the need for ADA access and preservation of historic façade has still not been adequately addressed. B. Kronenberger motioned to reject the proposal as presented and send a letter to the appropriate individuals to communicate the Board's opinion concerning this matter. B. Shoemaker seconded and the motion passed unanimously.

There being no further business, the meeting adjourned at 6:45 PM.

Respectfully submitted,

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Michiel Wackers, Community Development Specialist