

---

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

---

**MINUTES**

*Sept-11-02*

**Present**

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

**Absent**

M. BRADY  
D. BROWN  
N. GOFF  
B. KRONENBERGER

**Also Present**

M. JOHNSON  
K. LOUGHLIN  
S. HANSON  
M. FARIA

The meeting commenced at 5:45 PM.

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

First, M. Johnson read portions of meeting minutes from earlier presentations on the Armory Hotel project. J. Bianco asked if the proposed fenestration was different now than from earlier renderings. M. Faria replied that they had made some adjustments to accommodate housing code requirements. J. Bianco suggested that lintels be masonry head. M. Faria responded that the existing is brownstone. J. Bianco inquired into the proposed treatment of the restaurant's entrance. M. Faria responded that there would be some simple eight-inch wide signage (the rendering showed a kind of plaque - ref. file), spotlighted. J. Bianco suggested exploring side lighting in stead. Also that the pediment window should be a single -- and perhaps shallower -- fan element. M. Faria and S. Hanson agreed to explore those suggestions. Upon a motion by P. Evans, seconded by N. Stamler, the Board approved the designs with the changes.

K. Loughlin then presented a sign proposal for H&R Block on Washington Street. The Board approved the sign unanimously. Next, she presented a sign proposal for Rent-a-Center on Washington Street. On a motion by B. Plumley, seconded by N. Stamler, the sign was approved, conditioned upon the removal of the changeable copy presently on the same composite sign referencing a jewelry shop. Next, she presented a sign proposal for Liberty Mutual on Highland Avenue. Upon an amended motion by P. Evans, seconded by B. Plumley, the sign was approved as long as it was non-illuminated.

J. Bianco inquired if the Kiosks being developed by the Downtown Business District required zoning approval. M. Johnson replied they did.

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

Respectfully submitted,

---

Munro W. Johnson