

MIDDLETOWN PRESERVATION & DESIGN REVIEW BOARD

MINUTES

SEPTEMBER 20, 1995

PRESENT

J. Bianco, Chair
E. Warner
D. Brown
J. Fortuna
P. Evans

ABSENT

J. Dunn
N. Goff
B. Kronenberger
A. Tommasi

ALSO PRESENT

C. Wilcox, Staff

J. Bianco called the meeting to order at 5:05 p.m. in Room B15 of the Municipal Building. He opened the Public Hearing, no one from the public wished to speak.

Memos were in the packet from staff to the Economic Development Committee and from Bill Warner, Planning Director, to staff regarding a new idea for relocating the St. Sebastian's Convent on a parcel of land which the City owns in the Washington Street parking lot. The Committee was very happy to consider this idea. Both Bill Warner and Bill Kuehn will address the Parking Authority regarding their permission to allow a portion of the lot be sold. Part of the planning for this, shows that by restriping the parking lot, no parking spaces will be lost; and there still will be room for the building.


Other Endangered Buildings - J. Bianco brought up the fact that the new owners of the Meech & Stoddard buildings had contacted the Greater Middletown Preservation Trust regarding the plan of the North End Industrial Area which includes knocking those buildings down. Staff reported that the demolition of these buildings was an integral part of the plan; and Sharon McCormick should have the new owner call Mr. Kuehn. The Committee continued to monitor Police Station sites, however, it did not look as if anything was moving forward too quickly to threaten historic buildings at this time. There is no resolution as yet as to whether or not the Broad Street houses could be saved in lieu of taking some Traverse Square units instead. J. Bianco further discussed the cemetery wall at Indian Hill Cemetery which is being demolished with the widening of RT 66, and is meant to be rebuilt. He is on the Board of the Cemetery Association, and everyone on the Committee agreed that the City has an interest in seeing that wall rebuilt properly.

Design Criteria - J. Bianco noted that the Committee has done an exercise on Design Criteria in the past, and asked that those criteria that are in place for the North End be mailed to new members. He pointed out that the Planning Department's Vision 2000 Plan proposes that the Preservation and Design Review Board create and monitor design guidelines for all of the downtown; and therefore the Committee should start to think about putting together guidelines for the areas south of Court Street. The Committee also requested of staff that the Secretary of the Interiors Guidelines for Rehabilitation of Historic Structures be mailed out as well.

Hubbard Mansion - A proposal for the adaptive reuse of the Hubbard Mansion off of Westfield Street and McCormick Drive had been referred to the Preservation & Design Review Board. The proposed new use was for a Bread and Breakfast Inn, and the Board was pleased that the owner was looking for a reuse of the buildings. It wished be on the record that, in their mind, a Bed and Breakfast was an acceptable reuse of the property and a good means to save an historic building. They were in favor of the plan with the caveat that any changes to the exteriors of the historic buildings be reviewed by the Board before any changes were made. (No elevations or proposed changes were presented at the time). A motion to this effect was made by D. Brown, seconded by J. Fortuna and voted unanimously.

67 Ferry Street - An application to build a garage was submitted for two different sites at this property. The Committee had no objection to the preferred site #1 but asked that the applicant present a photograph of the lot and the proposed garage before obtaining a building permit. A motion to this effect was made by P. Evans, seconded by J. Fortuna and voted unanimously.

There being no further business the meeting adjourned at 6:10.


Cynthia G. Wilcox

CGW/sh
GAMPB/MINUTES/9-20-95.