

orig.

MIDDLETOWN PRESERVATION BOARD

Minutes: September 21, 1994

PRESENT

J. Bianco
A. Tomassi
N. Goff
J. Fortuna
P. Evans

ABSENT

B. Kronenberger
F. Patnaude
R. Santangelo
E. Rak-Roberts

ALSO PRESENT

C. Wilcox

Chairman J. Bianco called the meeting to order at 7:00 p.m. in Room B-15 of the Municipal Building.

Public Forum: Nobody from the public wished to speak.

Minutes: A motion was made by J. Fortuna, seconded by J. Bianco and voted unanimously to accept the minutes of April 13, 1994. J. Bianco went on to describe the awards ceremony in May at the deKoven House which was well attended and interesting. The Board met the new downtown manager, J.L. Pizarro, and found him to be receptive to preservation issues.

Design Review: The Board discussed what procedure might be necessary to conduct the design review for P&Z applications which come in under their Historic Preservation adaptive reuse regulations. The Committee thought that the applicants should bring in sufficient materials for the Committee to envision the changes proposed such as photographs and, in the case of major changes, architect's drawings (especially elevations). It was not clear if the time-line would allow for more than one meeting. The schedule should be worked out with P&Z.

Pythian Building: J. Bianco informed the Board that the building is still in disrepair; and the Board authorized sending a letter to Farmer's & Mechanics Bank to express their concern.

St. Sebastian's Church: J. Bianco brought the Board to date on the request of the Church - which owns a building on the corner of Washington & Broad Streets - that it wishes to give away. It was built as a private duplex private home; and needs to be moved. The Greater Middletown Preservation Trust (GMPT) has also been involved in trying to save this building. Moving costs are estimated at \$30,000 - \$40,000.

(7:30) Emile DeLeon - preliminary discussion of changes to 228 William Street prior to application to P&Z for special exception: Mr. Bianco asked Mr. DeLeon for a description of the property and what he intended to do with it. Mr. DeLeon passed around photographs and reported that he had recently bought the house, it was in a mixed commercial zone, and he would like to put a small retail store in the front. His windows were in bad shape and he asked what he could do with them. He intends to keep the usage as a 2 family residence but would like to dedicate one front room as a store front for something like an import store.

The Board asked him about signage, painting/siding, and windows. They indicated that the signage would have the greatest impact on the building and streetscape; then gave Mr. DeLeon what their preferences would be to restore and/or preserve the historic character of his house.

- a) for siding, he could either paint the current siding (asbestos) for the least-cost improvement;
- b) or, preferably, he could remove the asbestos shingle and repair the underlying siding (which probably is clapboard).


For windows, the preferable course of action would be:

- a) to restore and paint existing windows and install interior storms; or, b) to replace them with similar kinds of wood sash with thermal glass (less preferable).

Mr. DeLeon commented that the condition of the windows was "bad" to "dangerous" and they were the weakest part of the house. He asked if exterior storms were not acceptable. The Board was not encouraging about exterior storms and informed Mr. DeLeon that there are carpenters available who specialize in restoring/rehabilitating windows at about \$50 - \$60 each. Mr. DeLeon thanked the Board for their comments and will be back when he has a more concrete plan.

After the design review discussion, the Board discussed whether or not to change the date of their meetings to the "third" Wednesdays of the month to accommodate P&Z. Staff will check with Bill Warner.

There being no further business, the meeting adjourned at 8:05 p.m.



Cynthia G. Wilcox

CGW/lmk