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

MINUTES

October-08-03

Present

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

Absent

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

Also Present

M. WACKERS
M. OLIVERAS
Y. SALAAM
M. PAPLIA-SCHEFF
E. SHARNOUBY

The meeting commenced at 5:36 PM.

First, Y. Salaam represented Quick-E Sign and Copy Center in presenting a proposal for two signs, one on the front of the building and one on the side. The business is located at 698 Washington Street, at the corner of Old Mill Road. The two signs would be box signs, internally illuminated with red and blue lettering and logo on a white field. The Board agreed that this was an opportunity to be improving upon a section of Washington Street that could be greatly improved. The signs themselves were improvements but the Board suggested that Stencil-cut. Y. Salaam indicated that such a request would not be a problem. J. Fortuna motioned to accept the signs as presented with the change that the letters and logo be stencil-cut so that the field is not illuminated. P. Evans seconded and the motion passed unanimously.

Second, M. Paplia-Scheff represented Adapt Builders LLC in presenting a proposal for three signs for their new offices at 7-9 Rapallo Avenue. The proposal is to replicate their logo on a portion of their build. Their logo is a purple square and triangle figured to look like a house with an orange ball overlapping the house at the upper left side. The idea is to have the façade painted purple with a triangle pushing up above the roofline and an orange circle mimicking the overlap of the logo. Two additional smaller signs would be located on the sides of the building stating Adapt Builders LLC. The Board found the proposal very charming and playful. The Board asked about lighting and M. Paplia-Scheff replied that lighting would not be a part of the signage. There maybe some outside lighting, but it will not be used to illuminate signs. P. Evans motioned to accept the proposal as presented with a simple sign on the west side of the building. N. Stamler seconded and the motion passed unanimously.

Third, M. Oliveras and E. Sharnouby represented E. L. Sharnouby Properties for their new façade proposal at 530 Main Street. M. Oliveras cautioned that the proposal that is being presented today has gone through a lengthy process with the Downtown Middletown Committee at the Chamber of Commerce. This design scheme was approved by them. The new façade would have dark blue walls, with white trim around the doors, with the doors being a maroon color. Three awnings would be installed with two being maroon and one being striped dark blue and maroon. Trim between the first and second store would be gold and green. The center storefront would have its sign banner restored so that it would match the other storefronts of the building. The Board asked if this was not already presented in another form. M. Oliveras replied that it was and J. Bianco remembered that that proposal was of far better quality than this current one. The Board overall was not pleased with the abrupt departure from trying to tie in the upper stores with the first floor. E. Sharnouby stated that the long process in just getting this approved by the Mainstreet Committee has put the project behind and with a new business moving in shortly, he asked that the Board at least be considerate of this situation. The board overall wants the project to be redesigned so the color scheme could be improved. The proposal was tabled.

There being no further business, the meeting adjourned at 6:15 PM.

Respectfully submitted,

Michiel Wackers, Community Development Specialist