

MIDDLETOWN PRESERVATION BOARD

Minutes: October 12, 1994

PRESENT

J. Bianco
A. Tomasso
N. Goff
J. Fortuna
P. Evans
E. Rak-Roberts
B. Kronenberger

ABSENT

F. Patnaude
R. Santangelo

ALSO PRESENT

C. Wilcox

Chairman J. Bianco called the meeting to order at 5:05 p.m. in Room B-15 of the Municipal Building.

Minutes: Upon a motion by P. Evans, seconded by J. Fortuna the minutes of September 21 were accepted unanimously.

228 William Street: Application to Planning and Zoning of Mr. E. DeLeon for a special exception for an adaptive reuse of 228 William Street to include a retail store. The Board went over the suggestions they had made to Mr. DeLeon at their previous meeting regarding windows, siding, and signage. A motion was made by B. Kronenberger, seconded by J. Fortuna and voted unanimously to recommend to Planning and Zoning approval of the special exception with the following conditions:

1. Signage for the Retail Store be reviewed by staff.
2. Window treatment be either
 - a) Restoration of existing windows with addition of interior storms; or
 - b) New windows with the same profile (six over six)

If applicant wants to do anything else he should come back for staff review.

3. Siding: existing siding can be painted. If applicant wants to do anything else in the future he should come back for staff review.

Liberty Commons: Chairman Bianco excused himself from participation on this item, turned the meeting over to B. Kronenberger to chair, and left the room at 5:20 p.m. (J. Bianco is the project architect) Carl Rodenhizer of the Connection Fund Inc. explained that they had applied for a deferred increased tax assessment under the REHABATE program which is authorized by the location of the building in a Housing Development Zone. Design review by the Preservation Board is required before the Council can grant the abatement. Regarding the exterior of the building - formerly known as the Arriwani Hotel or 605 Main Street - he reported that they plan to replace the windows, repair the brickwork, change the entrance for the apartments to Liberty Street, and turn all of the Main Street frontage into retail use. The coping may need to be replaced, and the front will need to be cleaned up to accommodate the retail entity. The City will be re-doing the sidewalks in the near future, and the warren of wooden fire-escape stairs will be replaced with an atrium with skylight and interior "scissor" fire stairs. P. Evans asked about prospective retail tenants and signage. Mr. Rodenhizer reported they had considered a specialty ice cream shop, or some "artsy" kinds of outlet. He commented that they wanted

something upscale, and that it was more important to fill the space with something attractive than to get a high rent. B. Kronenberger commented on the windows - that they were to have the same profiles as the originals, and that the two bays were to be restored. There was additional coping added in earlier drawings, but this had been removed from the list. The building will be fully sprinklered, and all changes to the exterior will use existing openings rather than a new facade. The only new elements are a few medallions and the replacement windows.

Upon a motion by P. Evans, seconded by A. Tommasi, the Board voted unanimously to recommend approval of the proposed plans to the Redevelopment Agency and Common Council; to enthusiastically endorse the restoration and modest changes to the exterior of the Arrawani; and to request review of the signage when the retail tenant is chosen.


(J. Bianco returns at 5:45 and resumes the chair)

St. Sebastian's Church: The Church owns the greek revival two family house on the corner of Washington and Broad Streets, and had asked for input about moving it elsewhere. J. Bianco reported he had met on site with representatives of the Greater Middletown Preservation Trust and Wesleyan architect Mike Curtis on Monday. He felt there may be 1) some interest on the part of Wesleyan; or 2) the Church might also restore the building if there was an income producing use; or 3) the building would fit on the City's Broad Street lot. They toured the property inside and out, and noted that some changes have been made from when it was a two family home. There are original doors and two stacks of two chimneys each. He will keep in touch with S. Rocco from GMPT and Joe Milardo, representing the Church.

Pythian Building: There was no news on the green marble facade, and the Board suggesting resubmitting a letter to Farmers and Mechanics Bank. J. Bianco will find out who to send it to.

Other: Members suggested getting a start on nominating good restoration projects for awards. B. Kronenberger and J. Bianco said they would disqualify themselves from all votes because of their involvement with the restoration of deKoven House. Another building mentioned was the Watkinson (Crittenden) Mill.

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


Cynthia G. Wilcox

CGW/kad