

MIDDLETOWN PRESERVATION & DESIGN REVIEW BOARD

MINUTES

NOVEMBER 13, 1996

PRESENT

J. Bianco
P. Evans
N. Goff
D. Brown
J. Fortuna
B. Kronenberger
E. Warner

ABSENT

A. Tommasi
E. Kapetan

ALSO PRESENT

C. Wilcox, Staff
H. McInvale
M. Curtis
T. Brewer

Chairman, J. Bianco called the meeting to order at 5:10 p.m. in Room B-15 of the Municipal Building.

Public Forum: no one from the public wished to speak

212 College Street Architects Tim Brewer and Michael Curtis, representing Wesleyan University presented plans for some exterior changes to the University's building at 212 College Street in conjunction with their moving of certain offices and making the building handicapped accessible. Some of these included extending the porch across the front using same turned posts and balusters, balancing the front elevation, replication of some of the scalloped shingles and improving the shed roof on the rear porch.

After detailed discussion of the changes and the elevations presented, a motion was made by P. Evans, seconded by J. Fortuna and voted unanimously to approve the design changes as presented.

241 Court Street H. McInvale introduced himself, his building project, the constraints he was under at the moment from various building and firecode directives, and what he proposed to do with the property as depicted in a computer aided-drafting of the two facades on Pearl and Court Streets. The Board spent considerable time and consideration with the builder in trying to have him recognize the historic aspects of the building - in particular the mansard roof and the original fenestration. There was discussion of the vinyl materials he wished to use, the need to carry on the cornice line to make the building look like what it is - i.e. a two story building with a mansard roof and regular pattern of fenestration - rather than a three story building all covered in vinyl with windows and doors just anywhere they fit the interior plan. Mr. McInvale agreed with the Board that his drawings were not accurate, and he would come back to a future meeting with revised plans. E. Warner agreed to try to find historic photos if such exist. D. Brown had suggestions on the fire escape and interior plans which might help. J. Bianco suggested the builder look at the Sterling Realtor's building for a good example of rehab of a Second Empire building such as this. Upon a motion by B. Kronenberger, seconded by E. Warner the design review of 241 Court St. was tabled until the next regular meeting. D. Brown abstained.

There being no further comment on the rest of the agenda, the meeting adjourned at 5:55.