

MIDDLETOWN PRESERVATION & DESIGN REVIEW BOARD

MINUTES

DECEMBER 13, 1995

PRESENT

J. Bianco, Chair
J. Fortuna
B. Kronenberger
N. Goff
D. Brown

ABSENT

E. Warner
A. Tommasi
J. Dunn
P. Evans

ALSO PRESENT

C. Wilcox, Staff

Chair, J. Bianco called the meeting to order at 5:10 in Room B15 of the Municipal Building and opened the public session. No one from the public wished to speak.


St. Sebastian's Convent - J. Bianco reported that several people went to the Parking Authority meeting, including members and staff of the Preservation Board, several members of the Greater Middletown Preservation Trust, Bill Warner and Bill Kuehn. He thought the presentation got a mixed reception, with Vinnie Amato being the largest opponent. Despite several attempts to call a special meeting to vote on this, the next time the authority will meet will be on January 29th. Meanwhile, staff and interested developers who might move the Convent, can spend the next month working on getting estimates and putting together our request for proposals.

Endangered Properties/Long Hill - C. Wilcox reported on the Wadsworth Mansion Building Committee and the Long Hill Estate Stewardship Committee; and noted that they were both moving ahead with the restoration/renovation of both the building and the landscape slowly. There is still a lot of work to do with obtaining new and accurate estimates of the renovation costs of the building before asking the Mayor and Council again whether or not it can go ahead to be bonded. There is still no "green light" from either Mayor or Council.

241 Court Street - D. Brown who is Acting Director of Nehemiah Housing and Shelter Corporation, as well as a member of the Board, reported that unfortunately, Nehemiah had decided not to take the risk of buying the building before being assured of the bonding. Even though there was \$600,000 of Department of Housing money allocated to the property and he felt there was no risk in the development of it, they decided to drop the project. The owners of the property apparently think that the City is going to bail them out. When asked what needed to be done to the building, Mr. Brown reported that the siding needed to be removed, there were in ground tanks to be removed, and there was lead based paint everywhere. The Committee discussed what possible uses there might be, and suggested that perhaps a more upscale use might be feasible - such as a two family condominium or perhaps even offices. D. Brown further indicated that, because of the many additions on the building, the footprint could be shrunk without losing the historic integrity of the building.

Meeting Dates - The Committee voted unanimously to continue to meet on the second Wednesday of every month at 5:00 p.m.

There being no further business the meeting adjourned at 5:58 p.m.


Cynthia G. Wilcox