

ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
Minutes
August 3, 2023

ROLL CALL:

Gef Chumard
Kathy Rifkin
Maria Bruni
Anna Madden
Alvaro Garcia – Arrived 10:04, just after approval of minutes.

1. APPROVAL OF MINUTES: June 1, 2023

Motion to approve minutes made by Chumard; seconded by Rifkin
Motion carried 4-0

2. NEW BUSINESS:

- a. 24 East Main St- Dean Meci from Quality Signs representing the business owner, Juan Cosme of Mangu - SIGNAGE

Renderings provided for new sign at existing business. The board asked that a different orange background, more in keeping with the historic color palette be used. The logo will be lit from within the sign. Approval will be by email vote when the new color swatch for background has been received. Mr. Meci complimented the board on their helpful manner, business friendly attitude and quick turn around on the application.

- b. 29-35 North St – Jian Hu, architect for the project representing the business owner Yu Zhou, of New Middletown - PRELIMINARY

There were 5 changes proposed:

The awning color is an orange textured fabric

The sign is to be white with background to match brick after power washing, channel lettering

Vertical banners of fabric to match awnings, blade style

The façade lighting will be brown to blend with the brick

Beige awnings will be added to the third floor

Stone face cladding in beige to cover the base of the masonry on the building which is damaged.

The board objected to the orange awnings and would like to see actual swatches of paint and fabric. At the next meeting on September 7, 2023. A public hearing is set for September 7, 2023

Anna Madden asked if the clock would be put back up on the building. Mr. Hu said it is non-functional at this time and will not be put up. They do plan to display it somewhere.

Maria reminded Mr. Hu, to get an estimate of the project cost so that the application fee can be calculated.

- c. 48-54 North Street – Patrick Ciccone, Architect and Isaac Jacobsen, building owner – Façade modifications - PRELIMINARY

This is a new approval. The prior plan has expired. The following are revisions of the prior plan were presented:

The blank brick walls facing Grace Episcopal and Jerry's Park would have windows (2 together at each opening)

The rear façade would have added windows and existing windows which would conform to the black aluminum clad windows on the side façades. Balconies would also be added to the rear façade which faces onto a small court.

The store front is currently a single entrance 1960s style. In order to receive historic tax credits SHPO requested two entrances similar to a 1930s style. There was no ARB concern regarding a single or double entrance.

The intent is to also make the store front flat to the street eliminating the current "step-in" to the front entrance.

The upper part of the North St. façade will maintain the green wooden windows and eliminate the prior proposed extra line of windows above the storefront. The owners will also maintain the slate roof on the front elevation. The storefront windows will be black matte finish.

3. OLD BUSINESS:

a. 33 Fulton St – No representation - SIGNAGE

The prior approved signage was not visible enough. The owners changed the signage to white from copper. The board had no objection.

b. Discussion: Maria Bruni explained that as larger projects were coming to the board that she suggests a public hearing format, not for signage and small projects but large façade projects that will make a large impact. A review of the guidelines was also suggested as well as extending the Architectural Review District beyond its current borders to accommodate historic properties like the O&W and as Gef Chumard suggested, gateway areas.

4. NEXT MEETING The next meeting will be September 7, 2023.

5. ADJOURNMENT:

A motion to adjourn was made by Anna Madden; seconded by Gef Chumard.
Motion carried 5-0