

ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
Minutes
July 19, 2021

1. ROLL CALL

Gef Chumard
Kathy Rifkin
Bobby Lerz - absent
Maria Bruni
Anna Madden
Alvaro Garcia - absent

2. APPROVAL OF MINUTES: July 1, 2021

Motion to approve minutes made by Gef Chumard; seconded by Anna Madden

Motion carried 4-0

3. NEW BUSINESS:

a. 4 East Main – Signage

Katelyn Schaffner, State Farm insurance office. State Farm has their own branding and color scheme. In this case a brick red with white logo and lettering. The sign will be 27.25 inches high by 113 inches long made from 3mm Diebond. It will replace the current thrift store sign. They are opening August 1. The same red will be on either side of the sign in the square spaces.

A motion to accept the application was made by Anna Madden; seconded by Gef Chumard

Motion carried 4-0

b. 48-54 North Street

Represented by the client's architect.

The owner has received planning board approval for apartments with ground floor commercial. The strategy is to keep as much of the original as possible. All the brick will be staying with repointing as needed all the current openings will remain. Some new openings will be made on the sides of the building. The owner is applying for easements from the City and the church to make balconies with doors to the interior. If they cannot get the easements they will still do large windows or sliding doors with safety railings.

Green metal for the doors in the commercial and wood for the residential floors with paint to match for trim which will be wood vinyl or some composite product. The slate roofing in the front of the building will remain, the flat roof will be replaced. All mechanicals will be in the basement with exhaust on the roof for commercial and within the residential units. The front façade will get an additional row of windows. The rear will have windows and balconies. If a restaurant becomes a commercial tenant there is room for a patio in the

back. There will be access from the park side for commercial tenants with 8 foot sidewalks to the entrances.

A motion to accept the application was made by Gef Chumard; seconded by Kathy Rifkin
Motion carried 4-0

4. OLD BUSINESS – None

5. NEXT MEETING The next meeting will be August 5.

6. ADJOURNMENT:

Motion for adjournment made by Anna Madden; seconded by Gef Chumard
Motion carried 4-0