

ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
Minutes
July 1, 2021

1. ROLL CALL

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

2. APPROVAL OF MINUTES: June 3, 2021

Motion to approve minutes made by Bobby Lerz; seconded by Alvaro Garcia

Motion carried 6-0

3. NEW BUSINESS:

a. 21 North Street – Signage

Seneca King – North King Centre

Two informational signs one on each side of the door listing the businesses inside.

The size will be 2' by 3' Black background with yellow/gold lettering. The signs will be made from chloroplast, a type of plastic.

A motion to accept the application was made by Gef Chumard; seconded by Alvaro Garcia

Motion carried 6-0

b. 91-95 North Street

The same color palette will be used as now exists for the building. On the Robert Street side the bottom half of the building will change color to a dark gray (quarry rock). The top will be the same as the front façade (gray cashmere) with teal trim.

A motion to accept the application was made by Kathy Rifkin; seconded by Bobby Lerz

Motion carried 6-0

c. 86-90 North Street

The store fronts will be replaced in all commercial spaces except the first (restaurant unit on left by the parking lot). Some (unit D) have already been done. A portion that is now boarded and painted the same as the building façade will have a store front reinstalled to match the installed new store front.

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

Motion carried 6-0

d. 75 East Main Street

Rosen Glass

This building has already been painted. It was white and tan. It has been painted Putnam Ivory and a deep terra cotta with green trim. Those colors do fall into the historic palette.

A motion to accept the application was made by Gef Chumard; seconded by Alvaro Garcia Motion carried 5-0.

Preliminary Work Session

No Action Required at this time.

9-29 Canal Street

Peter Cirillo representing the owner: The proposal is to do as little as possible to the outside. The will repair and repaint all of the wood – fascia, soffit, etc. The will keep the shingle roofing (gray) as most of it is new. All new windows will be metal clad. The owner is amenable to the board’s decision on colors. The brick will be cleaned and the Fort Knox sign will be removed.

A photo from the historical society was passed around. Other renderings from the planning board showed a green trim scheme on the windows. The South Street side is concrete clad with some vinyl siding. The siding to be replaced with cement board. An historic style sign will be reproduced similar to the sign at Clemson Bros Brewery.

54 apartments were proposed to planning board to cover all floors except for 10,000 square feet of commercial and 10,000 square feet in the basement.

Rifkin: You should decide on colors and bring it back to us.

Chumard: A digital rendering would be helpful.

Lerz: What is visibility of utilities?

Cirillo: Electric and gas will be on the side by the auto body business (south side).

Rifkin: Will you be repairing/replacing brick?

Cirillo: The blocked-in areas will be with matched brick.

Bruni: I believe we are all in favor of the sign style? (general approval voiced by board)

Please come back to us with an application and digital renderings. If a special meeting is needed we will try to accommodate you. The next scheduled meeting is August 5, 2021.

2-4 North Street – Franklin Building

AMP Rentals – no representatives were present.

Bruni: They are looking to refresh the paint with similar colors, but we have not yet received the swatches. The have a design person helping them with the colors.

Rifken: I believe that the last time we asked for more detail on the face.

Bruni: Yes, we did.

73-75 West Main Street; 77 West Main Street; 30 Henry Street

The owners are currently scraping and priming. They will be doing over the store fronts to bring them out and will come back to us with colors and design for approval.

Players (30 Henry Street) will be the same color but they would, if possible, like to restore the brick.

4. OLD BUSINESS – None
5. NEXT MEETING The next meeting will be August 5 and possibly a special meeting if all are in agreements (the board indicated approval).
6. ADJOURNMENT:

Motion for adjournment made by Anna Madden; seconded by Kathy Rifkin
Motion carried 6-0