

ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
Minutes
September 2, 2021

1. ROLL CALL

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

2. APPROVAL OF MINUTES: August 5, 2021

Motion to approve made by Kathy Rifkin; seconded by Alvaro Garcia

Motion carried 5-0

3. NEW BUSINESS:

a. 100 North Street- Signage

Swap out current sign, freedom center taxes to furniture store. Plastic insert to change, framing is staying the same. Red letters with image of a lamp and white background.

A motion to accept the application was made by Anna Madden; seconded by Kathy Rifkin.
Motion carried 5-0

b. 90 North Street- Signage

Sign on the corner of John and North for a law firm going into the building. Also proposing a sign on library side above door. Cream with black letters, Durabond with aluminum components.

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

c. 91-95 North- Painting façade

Permanent non-retractable awnings across the front and Robert Street side of building. Black awnings with white lettering denoting the businesses. Previously approved paint. Brand of awning is 'Sunbrella', canvas material with painted letters.

A motion to accept the application was made by Kathy Rifkin; seconded by Anna Madden
Motion carried 5-0

Board recommendation: Chumard- If 90 North Street were to come in with an application for painting, we would hope they would choose similar trim color.

- d. 73-75 West Main and 30 Henry Phase 1, Asking approval for façade changes.

Brian Connor representing: Bring commercial façade out flush to sidewalk and inset the entrances in the historic look. Leave steel beam exposed with the turn buckles and wood frame with mostly glass. Inset doors with angled glass to create window boxes like many of the stores on North street.

The Henry St. side a garage door for bike shop (like Tapped) only a smaller 42" opening, overhead door on inside, no hardware on outside. This is the fourth location in the Hudson Valley for this bike shop.

The top is staying, no changes to appearance of cornice. Mullioned windows above the store windows. The apartment windows are not being replaced at this time, just painting the frames with colors chosen in phase 2.

Players location is phase 2 along with paint colors.

A motion to approve phase 1 was made by Kathy Rifkin; seconded by Alvaro Garcia
Motion carried 5-0

- e. 59-61 North Street- Re-do Store Fronts

Left side store front

Sen Wang representing. Store fronts will be black, remove the Tea Garden sign. Flush store front with windows. Both sides will be re-done. Whole store front, black and both store fronts should match at some point.

Material- bronze to match upper window frames. The door will be bronze.

Board requirement: The Board will approve on the condition that when you get a new tenant the Tea Garden side must be done to match. It may be done earlier if the owner wishes.

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

- f. 8-10 East Main St- Mr. Chun, architect, representing owners.

New windows, top row and bottom row will be longer; 3 feet above the floor on the inside in the same place as existing windows down.

Window size 3' x 6' 6" to bottom for top row, 3' x 7' 6" to bottom for bottom row.
Windows will be bronze.

There will be an entrance for store front and an added entrance to upper floors which is a return to original look.

Façade colors will be the same as store front panels with trim.

Board recommendation is to remove paper.
SHPO will need to approve the added door.

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

g. 117-119 North St. - Fence

Corner of North and Railroad. Tax place currently. Rear facing railroad. Has street exposure.

Would like to create a patio for tenants.

Building department has to approve the height of fence. A natural wood color of stained wood fence is up for approval.

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

4. OLD BUSINESS – None

5. NEXT MEETING The next meeting will be October 7, 2021.

6. ADJOURNMENT:

Motion for adjournment made by Anna Madden; seconded by Gef Chumard
Motion carried 5-0