

July 23, 2009 – 10:30 AM Village of Phelps Historic District & Structures meeting held at the Phelps Community Center, 8 Banta St., Village Meeting Room; Phelps, NY

Present: Commission member: Sandy Clise  
Commission member: Judge Robert Quigley  
Commission member: Louise Furber

Absent: Commission member: vacant  
Commission member: Ginny Konz

Also present: Deputy Clerk/Treasurer Jill Seifert; Property Owners Chris Howard & Jack Gifford, Jaime Hillegeer & Jesse Sheckler, Phelps Business District and Tourism Council representatives.

Commission Member Clise opened the meeting at 10:32 a.m.

**HDS 07-09 Design Review Application for Chris Howard & Dorothy Meath's 2<sup>nd</sup> & 3<sup>rd</sup> Floors; 104-112 Main Street – Paint.**

Jesse presented on Chris & Dorothy's behalf. Trim painting only; using Yorktowne Green as primary trim, as shown on the Benjamin Moore Study, and Powell Buff as secondary. Discussion and questions followed.

**Motion:** Sandy motions that the Commission approve this application for painting as submitted; Louise second. All in favor, unanimously approved.

**HDS 05-09 Design Review Application for Jack Gifford; Gift Shop; 91 Main St. – Paint.**

Jesse presented on Jack's behalf. Continue stepping colors from the Town Hall, Bonnie's, and the current Bank of America building, to this building. The brick will be painted Somerville Red, primary trim will be Hepplewhite Ivory and secondary trim will be Knoxville Gray. The store front will remain as is with the exception of the current dark blue will now be Knoxville Gray. Discussion and questions followed.

**Motion:** Sandy motions that the Commission approve the application for painting as submitted; Judge Quigley seconded. All in favor; unanimously approved.

**HDS 06-09 Design Review Application for Jack Gifford; Barber Shop; 95 Main St. – Paint.**

Jesse presented on Jack's behalf. Continue stepping brick colors from building to building. The brick, both upper and lower will be New London Burgundy, primary trim will be Monterey White and secondary trim will be Van Deusen Blue (detail work on the window frames). Additional work being completed on the building, pointing of bricks, window replacements and trim work repair. The store front will remain the same.

Additional discussion followed regarding the store front. The store front was painted the spring of 2008 without prior approval from this Commission, **HDS 06-08** clearly indicates that the store front needed to be painted in compliant colors by May 1<sup>st</sup>, 2009. The Commission had this decision communicated to the tenant, Harv Smith and to Jack by then Code Enforcement Officer Ed Clark. Jack indicated that he was, and remains, unwilling to allow the store front to be repainted; the paint is fresh and clearly represents a barbershop in classic red, white and blue. In an endeavor to allow the main part of the building to be painted the following motion was made.

**Motion:** Sandy motions that the Commission approve this application with the stipulation that the store front issue will be revisited under the first ruling of September 12, 2008; Louise seconded. All in favor; unanimously approved.

**HDS 08-09 Design Review Application for Joanne Sullivan; Phelps Hotel; 90 Main St. – Additional Colors.**

Jesse presented on Joanne's behalf. After starting the painting with the originally approved **HDS 01-09** Montgomery White and Monterey White it became apparent that there was not enough contrast. The contractor presented different options to Joanne by painting other colors without Commission approval. The additional colors are as follows; New London Burgundy for the foundation, window trim and front doors, limited amount of gold leaf on the window accents. The window headers are steel and have drainage holes, unfortunately this allows rust to come thru; went with the Burgundy to camouflage the rust stains. The foundation became an issue with the lighter colors showing the dirt that splatters up from the sidewalk during rains; the Burgundy was a better solution.

Discussion followed regarding the additional colors, Louise feels strongly that the contrast is now too much and that colors should be added, especially to the window trim area, to step down the contrast. The Committee respects Louise's opinion but it is outside the Committee's discretion to direct a property owner as to where colors may be placed on a building as long as said colors are part of the approved Historic District Commission palette.

**Motion:** Judge Quigley motions that the Commission approve the second application regarding the Phelps Hotel, with a reprimand being issued for proceeding without prior approval; Sandy seconded. All in favor; unanimously approved.

Other business:

Further discussion regarding upcoming buildings to be painted, no decisions made.

Adjournment – Sandy closed the meeting at 11:20 a.m.

Respectfully submitted,

Jill Seifert  
Deputy Village Clerk/Treasurer