

June 11, 2009 – 1:30 PM Village of Phelps Historic District & Structures meeting held at the Phelps Community Center, 8 Banta St., Village Meeting Room; Phelps, NY

Present: Commission member: Ginny Konz
Commission member: Judge Robert Quigley
Commission member: Louise Furber
Absent: Commission member: Sandy Clise
Commission member: vacant

Also present: Deputy Clerk/Treasurer Jill Seifert; Jaime Beckens & Jesse Sheckler, Phelps Business District and Tourism Council representatives.

Deputy Clerk/Treasurer Seifert opened the meeting at 1:45 p.m.

HDS 01-09 Design Review Application for Joanne Sullivan; Phelps Hotel; 90 Main Street – Paint.

Jesse presented the application on Joanne’s behalf. The Hotel is currently predominantly a light gray with dark gray trim. When reviewing the Benjamin Moore study of the businesses downtown the color palette suggested is of a moderate to medium color on the brick walls with a lighter trim on the cornices etc and a darker window trim. Joanne has indicated that she likes the idea of a moderate to medium color predominantly with a lighter color on all the trim; she is not interested in a secondary trim color. The colors that she is asking for approval on are Montgomery White – brick walls, Monterey White – trim and New London Burgundy – door. Discussion followed and with no further questions; Jill requested a motion.

Motion: Judge Quigley motions that the Commission approve this application for painting as submitted; Ginny second. All in favor, unanimously approved.

HDS 02-08 Design Review Application for Bonnie Detro; Bonnie’s Beauty Boutique; 81-83 Main St. – Paint.

Jesse presented the application on Bonnie’s behalf. The brick on the building is currently painted and will be painted with Hodley Red; in addition the metal siding will also be painted the same. Currently the store fronts and eaves are a tan; the Benjamin Moore study recommended the Narragansett Green for the store front, eaves, fascia and window frames. Shelburne Buff was recommended as the secondary trim color for the dental on the fascia, window headers and sills of 2nd and 3rd story windows. Bonnie has indicated that she agrees with the study’s recommendations. The overall look of the storefront will be reversed with what is currently light becoming dark and what is currently dark becoming light. The more dramatic store front color will draw the eye away from the large expanse of metal siding on the east (alley) side of the building. Discussion followed and with no further questions; Jill requested a motion.

Motion: Ginny motions that the Commission approve the application for painting as submitted; Louise seconded. All in favor; unanimously approved.

Other business:

Jesse presented findings that the BDTC has compiled regarding 2nd and 3rd floor windows. The three options of replacement windows are wood which is very expensive; aluminum which can be painted but are not energy efficient and vinyl which is good quality and energy efficient but cannot be painted. Vinyl windows come in three standard colors; brown, which is not a good choice as it fades, beige or white. Custom paint options can increase the cost of window replacement by up to 20 percent. The replacement of windows is a large expense to a property owner however the Commission would request more information regarding the custom paint options prior to any decisions regarding such findings.

Adjournment – Ginny moves for adjournment; Louise seconded and meeting adjourned at 2:32 p.m.

Respectfully submitted,

Jill Seifert
Deputy Village Clerk/Treasurer