

GREENWOOD CITY BOARD OF ARCHITECTURAL REVIEW

February 18, 2009 - 12 noon

**MINUTES**

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PRESENT Joe Prothro, Clementine Bryant, Glenda Edwards, Robert McClinton, Willie Lee, and Anne Norton; Chris Hudson.

ABSENT None

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CALL TO ORDER Vice Chairman Joe Prothro called the meeting to order.

Mr. Prothro announced that the Board of Architectural Review Chairman, Welborn Adams, had submitted his resignation from the BAR. Mr. Adams was elected Mayor for the City of Greenwood February 3, 2009.

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APPROVAL OF MINUTES A motion to approve the January 21, 2009, BAR Public Hearing and meeting minutes was made by Anne Norton, and seconded by Clementine Bryant. The minutes were unanimously approved.

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CONSIDER Vice Chairman Prothro asked if staff had any information to be presented.

H-08-12-01 by Elyse Benson. This request is for a Certificate of Appropriateness for the construction of a freestanding deck on the property located at 220 Lites. The property is located within the Old Greenwood Village Overlay District.

Chris Hudson presented the request to the Board. He reported the item was tabled at the last meeting.

A motion was made by Anne Norton with a second by Willie Lee to bring the item off the table for consideration. The motion passed unanimously.

Mr. Hudson overviewed the request for the construction of a deck at 220 Lites. He also read the current regulations for the Greenwood Village overlay in regards to decks - *'Patios and decks can be constructed in areas where they are not visible, or are shielded from view, from the public right-of-way, but they shall not obscure or require the removal of significant architectural features from the building.'*

Vice Chairman Prothro opened the item to the public for comments.

The property owner, Elyse Benson, spoke on behalf of the request. Ms. Benson stated that she had spoken to numerous neighbors seeking their feedback regarding the deck. She asked to be able to keep the deck as constructed as she has no other area on the property to

construct a deck. Ms. Benson also proposed some alternatives for the deck including the addition of lattice, a gate, planters, and painting.

Mr. Prothro asked if anyone else wished to speak.

Rebecca Harrison of 208 Blyth Avenue spoke and commented the deck added value. She recommended the deck may be better painted white.

No one else spoke in favor or in opposition of the request.

Vice Chairman Prothro opened the item up for discussion among the Board.

Anne Norton commented that the requirement for decks in the Old Greenwood Village Overlay was in complete disagreement with what had been constructed.

Vice Chairman Prothro suggested that this was potentially a 'roof-top' deck and may bring about other architectural thoughts for consideration and discussion.

Glenda Edwards asked if this could be considered a sundeck that would be architecturally compatible for the neighborhood.

Robert McClinton asked if just painting the deck would bring the deck into compliance.

Vice Chairman Prothro noted that the ordinance specifically states *decks can be constructed in areas where they are not visible, or are shielded from view, from the public right-of-way, but they shall not obscure or require the removal of significant architectural features from the building.* Mr. Prothro asked Ms. Benson if the deck could have been constructed away from view from the street.

Ms. Benson spoke that there was not enough area in the back of the property to construct a deck. She did note that the carport was an addition to the original house.

The BAR members continued with their discussion regarding the deck and compliance with the overlay regulations.

Anne Norton made a motion to deny the request for the installation of a deck at 220 Lites based on the language regarding the construction of decks in the Old Greenwood Village Overlay.

The motion was seconded by Robert McClinton.

Glenda Edwards asked if the Board could reconsider this condition in the overlay. She asked if there are other conditions that need to be considered. Mrs. Edwards asked if corner lots deserved other consideration.

Chris Hudson noted that the BAR had the ability to grant variances to allow approval on a case by case basis.

Vice Chairman Prothro noted that there was a motion and second from the Board.

Anne Norton asked for her motion to be withdrawn. The motion was seconded by Robert McClinton. Motion to withdraw approved unanimously.

Robert McClinton made a motion to table the request. The motion was seconded by Glenda Edwards. Vice Chairman Prothro also suggested Ms. Benson seeks a design professional to make some suggestions as to what improvements could be made.

The motion to table passed unanimously.

CONSIDER

H-08-12-03 by the City of Greenwood. This request is for a Certificate of Appropriateness for the approval of paint colors for a new canvas awning, and entry doors on the existing structure located at 217 Maxwell Avenue in the Uptown Greenwood Overlay District.

Vice Chairman Prothro asked if staff had any information to be presented.

Chris Hudson presented the request. This item had been held over from the prior month. Mr. Hudson presented the colors as recommended by the project architect.

Vice Chairman Prothro asked if anyone from the public wished to speak in favor of or against the item.

No one from the public spoke and the public hearing was closed.

A motion was made by Anne Norton to approve the colors as presented with a second by Clementine Bryant.

Motion passed unanimously.

CONSIDER

H-08-12-04 by  
 City of  
 Greenwood. This  
 request is for  
 a Certificate  
 of  
 Appropriateness  
 for the  
 approval of  
 paint colors  
 for the new  
 storefront,  
 doors, and  
 entry doors on  
 the existing  
 structure at  
 219 Maxwell  
 Avenue in the  
 Uptown  
 Greenwood  
 Overlay  
 District.

Vice Chairman Prothro asked if staff had any information to be presented.

Chris Hudson presented the request. This item had been held over from the prior month. Staff asked for the item to continue to be table as the proposal has not been fully completed.

Motion to table by Willie Lee. Second by Glenda Edwards.

Motion passed unanimously.

CONSIDER

H-08-12-07 by  
 the City of  
 Greenwood.  
 This request is  
 for a  
 Certificate of  
 Appropriateness  
 for the  
 approval of  
 paint colors  
 for new wood  
 windows on the  
 existing  
 structure at  
 233 Maxwell  
 Avenue with the  
 Uptown

Vice Chairman Prothro asked if staff had any information to be presented.

Chris Hudson presented the request. This item had been held over from the prior month. Staff asked for the item to continue to be table as the proposal has not been fully completed.

Motion to table by Clementine Bryant. Second by Anne Norton.

Motion passed unanimously.

Greenwood  
Overlay  
District.

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CONSIDER

H-09-02-01 by  
M.D. Begemann.  
This request is  
for a  
Certificate of  
Appropriateness  
for  
installation of  
new vinyl  
siding on the  
existing  
structure  
located at 126  
Bailey Circle  
in the Old  
Greenwood  
Village Overlay  
District.

Vice Chairman Prothro asked if staff had any information to be presented.

Chris Hudson presented the request. Mr. Hudson pointed out that he had spoken to the contractor handling the project the morning of the meeting. He noted that the architectural windows would not be replaced.

Vice Chairman Prothro asked if vinyl siding was currently on the home.

Mr. Hudson reported that it was not.

Glenda Edwards asked if they are keeping the brackets under the eaves.

Mr. Hudson reported that is his understanding.

Vice Chairman Prothro asked if anyone from the public wished to speak in favor of or against the item.

No one spoke.

Motion to approve by Clementine Bryant. Second by Robert McClinton.

Motion passed unanimously.

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CONSIDER

H-09-02-02 by  
Daniel  
Harrison. This  
request is for  
a Certificate  
of  
Appropriateness  
for the  
alteration of  
the sunroom in  
order to create  
a third bedroom

Vice Chairman Prothro asked if staff had any information to be presented.

Chris Hudson presented the request. Chris reviewed the overlay regulations for additions, roofs, materials, windows, and doors as these requirements apply to this request. Mr. Hudson reviewed photographs and sketches of the request.

Vice Chairman Prothro asked if anyone from the public wished to speak in favor of or against the item.

No one from the public spoke and the public hearing was closed.

on the existing structure located at 208 Blyth Avenue in the Old Greenwood Village Overlay District.

A motion was made by Anne Norton to approve the addition as presented with a second by Robert McClinton.

Motion passed unanimously.

CONSIDER

H-09-02-03 by the City of Greenwood. This request is for a Certificate of Appropriateness for the removal of an existing chain link fence and installation of a new black steel fence at 148 Maxwell Avenue in the Uptown Greenwood Overlay District.

Vice Chairman Prothro asked if staff had any information to be presented.

Chris Hudson presented the request. Mr. Hudson reviewed the regulations for fencing. The property owner proposes removing a chain link fence and replacing it with a black iron ornamental fence.

Vice Chairman Prothro asked if anyone from the public wished to speak in favor of or against the item.

No one from the public spoke and the public hearing was closed.

A motion was made by Glenda Edwards to approve the addition as presented with a second by Willie Lee.

Motion passed unanimously.

VICE CHAIRMAN PROTHRO

Asked for a motion to adjourn.

Motion was made by Anne Norton, seconded by Willie Lee.

Meeting adjourned at 12:50 p.m.