

GREENWOOD CITY BOARD OF ARCHITECTURAL REVIEW

January 21, 2009 - 12 noon

MINUTES

PRESENT Welborn Adams, Robert McClinton, Willie Lee, and Anne Norton; Charles Barrineau, and Chris Hudson.

ABSENT Joe Prothro, Clementine Bryant, Glenda Edwards

CALL TO ORDER Chairman Welborn Adams called the meeting to order.

APPROVAL OF MINUTES A motion to approve the October 15, 2008, BAR Public Hearing and meeting minutes was made by Anne Norton, and seconded by Robert McClinton. The minutes were unanimously approved.

CONSIDER Chairman Adams 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 to the Board documentation regarding the process for which Ms. Benson sought zoning approval and a building permit for improvements to 220 Lites Street. Mr. Hudson noted that Ms. Benson obtained a zoning permit on September 8, 2008 for improvements to the property; however, Ms. Benson did not make any request to construct a deck. Mr. Hudson showed the BAR photos of the deck that had been constructed. 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.'*

Chairman Adams opened the floor for public comments. Mrs. Benson of 220 Lites spoke in favor of the request. She expressed to the Board that she had only received positive feedback from her neighbors regarding the construction of the new deck. Mrs. Benson acknowledged that she was aware of the overlay guidelines and approval process and made an honest mistake by not first submitting the appropriate application.

Chairman Adams asked if staff had a recommendation for the Board. Mr. Hudson stated that staff recommended denial of the application.

Chairman Adams asked Mrs. Benson if she had any thoughts on how to shield the new deck from the roadside view. Mrs. Benson stated she would be willing to entertain any ideas from the Board.

Anne Norton asked if there was room for the deck in the rear of the property behind the home. Mrs. Benson answered no that there was very little space behind the home. Willie Lee expressed concerns about an existing TV antenna and its proximity to the deck.

Chairman Adams expressed that he would like to get Joe Prothro's architectural opinion on the request by Mrs. Benson.

Motion to table the request was made by Willie Lee seconded by Robert McClinton.

The motion carried unanimously.

Chris Hudson noted that item J on the agenda actually deals with a request for the same property, 220 Lites. Mr. Hudson asked if the Board would proceed and consider this item. Chairman Adams agreed.

CONSIDER

H-08-12-10 by Elyse Benson. This request is for a Certificate of Appropriateness for replacement of the existing windows at 220 Lites. The property is located within the Old Greenwood Village Overlay District.

Chris Hudson presented the request. He noted that the property owner is seeking to replace the exterior windows.

Chairman Adams asked if Mrs. Benson would like to speak regarding the request. Mrs. Benson explained that the existing windows are in disrepair. She is requesting to use new vinyl, energy efficient windows. The windows will have a similar look to the current wood windows.

Staff recommended approval of the request.

Motion to approve the request was made by Willie Lee seconded by Anne Norton.

The motion carried unanimously.

CONSIDER

H-08-12-02 by City of Greenwood. This

Chairman Adams asked if staff had any information to be presented.

Charlie Barrineau presented the request to the Board. He explained the request is for a metal awning with a color

request is for a Certificate of Appropriateness for the consideration of colors for a new storefront, awning and entry doors at 213 Maxwell Avenue. The property is located within the Uptown Greenwood Overlay District.

of 'Hemlock Green' by Berridge. The storefront and entry door color is proposed Duron 'Kiawah Safari.'

There were no comments from the public.

Motion to approve the request was made by Anne Norton, seconded by Robert McClinton.

The motion carried unanimously.

CONSIDER

H-08-12-03 by Rod and Debra Case. This request is for a Certificate of Appropriateness for the consideration of colors for a new storefront, awning and entry doors at 217 Maxwell Avenue. The property is located within the Uptown Greenwood Overlay District.

Chairman Adams asked if staff had any information to be presented.

Charlie Barrineau presented the request. He explained the request is for a canvas awning with a color of 'Beige' by Sundrela. The storefront trim is proposed 'Summer's Breeze' by Duron. The entry doors are proposed 'Dove' by Duron. Charlie noted that the property owner was not necessarily in favor of the color recommendation. Anne Norton agreed she would like to see an alternative recommendation. Charlie said he could go back to the project architect for an alternative color scheme.

Motion to table the request by Anne Norton seconded by Willie Lee.

The motion carried unanimously.

CONSIDER

H-08-12-04 by

Chairman Adams asked if staff had any information to be presented.

City of Greenwood. This request is for a Certificate of Appropriateness for the consideration of colors for a new storefront and entry doors at 219 Maxwell Avenue. The property is located within the Uptown Greenwood Overlay District.

Charlie Barrineau presented the request. He explained that the grant funds are paying to replacing the existing storefront and doors. The storefront color proposed is 'Romney' by Duron. The door color proposed is 'Ginko' by Duron. Charlie also noted that the owner has expressed his intention to replace the existing canopy awning (recommended 'Taupe' by Sunbrela) and paint the exterior brick exterior (recommended 'Cistern' by Duron); however, it is not clear if the property owner would make these improvements.

The Board expressed an interest for staff to go back to the owner and make sure that all of the improvements were to take place to ensure that the colors blended appropriately. Charlie stated the Board could table this item until further discussions were completed with the owner.

Motion to table the request by Robert McClinton, seconded by Anne Norton.

The motion carried unanimously.

CONSIDER

H-08-12-05 by City of Greenwood. This request is for a Certificate of Appropriateness for the consideration of colors for new wood windows at 221 Maxwell Avenue. The property is located within the Uptown Greenwood Overlay District.

Chairman Adams asked if staff had any information to be presented.

Charlie Barrineau presented the request. This is for consideration of colors for new 2nd floor wood windows. The recommendation is 'High Battery' by Duron.

Motion to approve the request by Anne Norton, seconded by Robert McClinton.

The motion carried unanimously.

CONSIDER

H-08-12-06 by

Chairman Adams asked if staff had any information to be presented.

Charlie Barrineau presented the request. This is for

City of Greenwood. This request is for a Certificate of Appropriateness for the consideration of colors for a new canvas awning and new wood windows at 225 Maxwell Avenue. The property is located within the Uptown Greenwood Overlay District.

consideration of colors for new 2nd floor wood windows. The recommendation is 'Quill' by Duron. The proposed canvas awning color is 'Aspen' by Sunbrela

Motion to approve the request by Anne Norton, seconded by Robert McClinton.

The motion carried unanimously.

CONSIDER

Chairman Adams asked if staff had any information to be presented.

H-08-12-07 by City of Greenwood. This request is for a Certificate of Appropriateness for the consideration of colors new wood windows at 233 Maxwell Avenue. The property is located within the Uptown Greenwood Overlay District.

Charlie Barrineau presented the request. He explained that the grant funds were covering the cost of the purchase of new 2nd floor windows. The recommended color is 'Ginko' by Duron. Charlie noted that it is not clear if the property owner intended to complete additional exterior improvements. Charlie asked the Board to consider tabling this item until staff could obtain additional information from the owner.

Motion to table the request by Willie Lee, seconded by Anne Norton.

The motion carried unanimously.

CONSIDER

Chairman Adams asked if staff had any information to be presented.

H-08-12-08 by

City of Greenwood. This request is for a Certificate of Appropriateness for the consideration of colors new storefront, entry door, metal awning, and parapet cap at 237 Maxwell Avenue. The property is located within the Uptown Greenwood Overlay District.

Charlie Barrineau presented the request. The recommended colors are storefront and entry door 'Empire Green' by Duron, metal awning 'Copper-Cote' by Berridge, and parapet cap 'Medium Bronze' by Sentriclad.

Motion to approve the request by Anne Norton, seconded by Robert McClinton.

The motion carried unanimously.

CONSIDER

H-08-12-09 by City of Greenwood. This request is for a Certificate of Appropriateness for the consideration of colors for a canvas awning, wood windows, and parapet cap at 239 Maxwell Avenue. The property is located within the Uptown Greenwood Overlay District.

Chairman Adams asked if staff had any information to be presented.

Charlie Barrineau presented the request. The recommended colors are canvas awning 'Forest Green' by Sunbrela, windows 'Natural Stone Taupe' by Duron, and parapet cap 'Slate Gray' by Sentriclad.

Motion to approve the request by Robert McClinton, seconded by Anne Norton.

The motion carried unanimously.

CONSIDER

H-08-12-11 by
City of
Greenwood. This
request is for
a Certificate
of
Appropriateness
for the
consideration
of replacement
of 2nd floor
windows and a
new metal
awning. The
property is
located
within the
Uptown
Greenwood
Overlay
District.

Chairman Adams asked if staff had any information to be presented.

Charlie Barrineau noted that 223 Maxwell Avenue had not been originally approved when all of Maxwell façade improvements were considered in the fall of 2007. The owner has now come forward and agreed to participate.

Charlie explained the best investment of the façade grant funds would be to replace the currently boarded up three 2nd floor windows. The recommended color is 'Prioleau's Wharf' by Duron.

Charlie also recommended the installation of a new metal awning of the color 'Sierra Tan' by Berridge.

Motion to approve the request by Robert McClinton, seconded by Willie Lee.

The motion carried unanimously.

CHAIRMAN ADAMS

Asked for a motion to adjourn.

Motion was made by Joe Prothro, seconded by Willie Lee.

Meeting adjourned at 12:40 p.m.