



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 located at 233 Maxwell Avenue (G-Pin #6845-818-931). The property is located within the Uptown Greenwood Overlay District.

Charlie Barrineau stated that this item has been held over and is asking for it to be postponed again. He pointed out the unevenness of the buildings built in the early 1900's. Over a hundred years of weather has rotted the 2x4's causing severe structure problems. The structural engineer offered a proposal to install iron beams into the front walls as the only option to save the brick by pulling it back.

Willie Lee stated that this is the only option or tear it down because brick starts to deteriorate after 25 years. Charlie said they're still negotiating but the owners don't have a choice but to do it or the BAR must issue an emergency mandate.

In an effort of full disclosure, Don Long indicated that he did the closing on that building but Mr. Jefferson hasn't contacted him about this situation.

Ann Norton asked if there was anyone in Greenwood who specializes in historic reconstruction or repair. Charlie stated that most of them are out of the Charleston area because that is a good marketplace for it.

CONSIDER

H-09-05-01 by Linda W. Adams. This is a request to replace the lower level windows on the existing structure located at 223 Maxwell Avenue (G-Pin #6845-824-934). The property is located in the Uptown Greenwood Overlay

Chris Hudson reported the proposed changes to the lower level windows to 223 Maxwell Avenue.

Charlie Barrineau pointed out that the roof located at the back end of the building has collapsed. It was his understanding that the owner was to remove the flat roof system and the brick collapsed when they installed new vinyl windows which were not according to the original structure.

The owner has agreed to follow the guidelines for the remaining windows on the lower end. The windows are already installed on the front. The colors were approved as light tan for the windows, olive green for the building exterior, and the copper that's used at the salon and coin shop for the façade awning. The owner also knows that he must paint the building at his expense before the awning is installed and must return to the BAR to rework the storefront.

District.

Chris Hudson stated that the staff recommends approval and advised the BAR to vote on each individual item. That way, they can approve one and not the other if they chose since they were presented separately.

There was no public discussion.

A motion approving the removal and replacement of the windows at the rear of 223 Maxwell was made by Willie Lee, seconded by Don Long.

The motion passed unanimously.

A motion to approve the colors was made by Glenda Edwards, seconded by Don Long.

The motion passed unanimously.

CONSIDER

H-09-05-02 by John Wayne Phillips. This request is for approval of new window signage as well as a new storefront wall sign on the existing structure located at 213 Maxwell Avenue (G-Pin #6845-834-940). The property is located in the Uptown Greenwood Overlay District.

Chris Hudson reported that the owner has requested a Certificate of Appropriateness for new window signage and a wall sign.

Chris Hudson stated that the staff recommends approval.

There was no public discussion.

Motion to approve the request was made by Clementine Bryant, seconded by Don Long.

The motion carried unanimously.

---

Review of  
Possible Request  
by the Property  
Owner at 221  
Lites Street.

Chris Hudson showed pictures of the porches and walkways that the owner wants to replace with tile. The owner is displeased that approval cannot be given administratively but by the BAR causing a delay. If the BAR was to give permission for Chris to approve the changes, it will set a precedent for all other properties in the overlay.

Glenda Edwards asked if decisions were based on the vertical surfaces that you can see from the street versus horizontal surfaces that you may not see from the street. Chris Hudson stated that decisions are made on materials but not color.

Willie Lee asked if the asbestos shingles will be affected by this change because they sit low and will be disturbed. He suggested that DHEC may need to be involved in this process. Chris Hudson stated that he didn't know what the owners are going to do about it.

Don Long asked if the owner can appeal to the BAR if staff denies the request. Charlie Barrineau stated that they could if City Council was to approve that process. The reason for this topic is because the agenda must be published for a public hearing. If the owner disapproves, they must wait 45 days.

Chris Hudson stated and Charlie Barrineau agreed that the purpose of the BAR is to keep administration or staff from being involved or make decisions at their discretion although the homeowner's wait will be longer.

The owner has already completed the application and is waiting for a response. The next scheduled meeting is June 17.

---

Review of  
Administrative  
Approvals for  
May 2009.

Chris Hudson reported that there were two administratively issued permits. One for 221 Jennings Avenue for windows replacement. The other is for 126 Maxwell Avenue for roofing replacement.

Charlie Barrineau has stated that with the appointment of Don Long to the BAR, a new Chairman will be appointed at the next meeting.

---

A motion to adjourn was made by Glenda Edwards, seconded by Robert McClinton.

Meeting adjourned at 12:56 p.m.

