

BOARD OF ARCHITECTURAL REVIEW (BAR)

October 21, 2009 - 12:01 PM

MINUTES

PRESENT Chairman Joe Prothro, Vice-Chairman Robert McClinton, Willie Lee, Don Long, and Ann Norton; Chris Hudson.

Clementine Bryant came into the meeting at 12:08 p.m.

CALL TO ORDER The Chairman, Joe Prothro, called the meeting to order at 12:01 p.m.

APPROVAL OF MINUTES A motion to approve the August 14, 2009, BAR Public Hearing and Meeting minutes was made by Don Long, seconded by Robert McClinton. The minutes were unanimously approved.

RECOGNITION OF VISIORS Chairman Prothro welcomed Lander student interns that were introduced by Chris Hudson.

CONSIDER Under Public Hearings, Chris Hudson reviewed the request. The storefront colors are Ashland, the brick is Bleached Wheat, and the awning is Sunbrella Terra Cotta.

H-08-12-04 by the 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 in the existing structure located at 219 Maxwell Avenue (G-Pin #6845-830-938). The property is located within the Uptown Greenwood Overlay District.

No one spoke in regards to the request.

Ann Norton made a motion to approve the request, seconded by Robert McClinton. The motion passed unanimously.

CONSIDER

H-09-08-02 by Sylvia Heironimus. This is a request for a Certificate of Appropriateness in order to install new shutters on the structure located at 205 Blyth Avenue (G-Pin #6856-031-246). The property is located within the Old Greenwood Village Overlay District.

Chris Hudson reviewed the request for shutters facing Blyth Avenue.

No one spoke in regards to the request.

Motion to approve the request was made by Robert McClinton, seconded by Willie Lee. The motion passed unanimously.

Clementine Bryant came into the meeting at 12:08 p.m. and did not vote.

CONSIDER

H-09-09-01 by Bonbart Holdings LLC. This is a request for a Certificate of Appropriateness in order to install a new storefront and entryway as well as new paint colors on the structure located at 237 Maxwell Avenue (G-Pin #6845-813-928). The property is located within the Uptown Greenwood Overlay District.

Chris Hudson reviewed the request. An administrative approval was given for the owner to remove the façade to get equipment into the building with the condition that it be returned. The owner requests to recess the entire frontage to the doorway to allow one to two tables out front. The owner would also like to add signage on windows and on top of original sign.

No one spoke in regards to the request.

A motion to approve the request was made by Ann Norton, seconded Willie Lee.

Discussion: Robert McClinton was concerned if the garage door will be removed. Chris Hudson said the garage door wasn't a part of the request but expects the signage and colors to be submitted next month.

Ann Norton was concerned if any brick will be removed. Chris Hudson said that only the things between the brick will be removed.

The motion passed unanimously.

CONSIDER

H-09-10-01 by Seth Mundy & Katie Copenhauer. This is a request for a Certificate of Appropriateness in order to remove the existing landing and replacement it with a deck on the structure located at 119 Willowdale Court (G-Pin #6856-047-121). The property is located within the Old Greenwood Village Overlay District.

Chris Hudson reviewed the request for a deck behind the house that cannot be seen from the road.

Mr. Seth Mundy spoke in favor of the request.

Motion to approve the request was made by Don Long, seconded by Robert McClinton. The motion passed unanimously.

CONSIDER

H-09-10-02 by Colleen M. Tero. This is a request for a Certificate of Appropriateness in order to replace the windows on the back side of the structure located at 204 Main Street (G-Pin #6845-890-988). The property is located within the Uptown Greenwood Overlay District.

Chris Hudson reviewed the request in which changes have already been made without the BAR's approval.

Mr. Chris Todd, the contractor who made the changes, and Ms. Tero, the owner and applicant, both spoke in favor of the changes which were made to the upstairs of the building that's being renovated for living space.

No one spoke in opposition.

Discussion: Chris Hudson noted that he would've recommended denial to all three windows because the changes didn't fit the architectural integrity of the building. He did offer the following suggestions:

- The BAR has the authority by ordinance to recommend changing the installed windows to closely resemble the ones on the same side of the building, or have them removed all together.

- The owners can work with the BAR to present another strategy of replacement just short of total removal.

Chairman Prothro stated that the BAR didn't want to create a hardship, especially if the changes are not visible, but wants to stay with the mission of the BAR.

Ann Norton was concerned that this problem could've been avoided from the beginning during the permitting process. She suggests that the BAR allow the muntins according to the ordinance and grant a variance on the bathroom window due to the lack of information in the beginning and the owner's good faith initiative.

Robert McClinton was concerned about a precedence this would cause by approving this request.

Motion to approve the Certificate of Appropriateness request with stipulations of muntins being installed according to the ordinance and a variance on the bathroom window was made by Don Long, seconded by Ann Norton. The motion passed unanimously.

Chris Hudson suggests that the owner come back with an application of the colors for the windows.

CONSIDER

H-09-10-03 by Elyse Benson. This is a request for a Certificate of Appropriateness in order to place a 4'x18' storage shed alongside the existing carport, which stands adjacent to the structure located at 220 Lites St. (G-Pin #6846-952-248). The property is located within the Old Greenwood Village Overlay District.

Chris Hudson reviewed the request and history of the property for new member, Don Long. The BAR and the underlying Zoning Ordinance doesn't allow for accessory structures but the owner is seeking a variance. The following suggestions were made:

- Grant approval contingent to the removal of deck as ordered by judge.
- Grant approval contingent to the approval of the Board of Zoning Appeals variance.

Motion to approve the Certificate of Appropriateness contingent upon the removal of the deck according to the judge's orders and if variance is approved by the Board of Zoning Appeals was made by Robert McClinton, seconded by Ann Norton.

The motion passed unanimously.

Other Business

Chris Hudson reported on the following:

- a) Update on 220 Lites Street was already discussed with Item F.
- b) 122 Bailey Circle was granted approval for roof replacement due to storm damage.
- c) 311 Jennings Avenue was burned 1½ months ago. The owner has the floor plan and elevations. He is requesting a demo permit and replacement approval. Chris Hudson said this needs to be done all at once and may call a special meeting for this house if the application is submitted before October 30th.

Questions

There were no questions at this time.

A motion to adjourn was made by Chairman Joe Prothro.

Meeting adjourned at 1:13 p.m.