



# The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, June 8, 2010

1:15 p.m. – Benjamin M. Racusin Council Chambers

## AGENDA

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As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Approval of Agenda**
5. **Approval of Minutes**  
Regular Design Review Board Meeting of May 25, 2010
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business - None**
9. **New Business**
  - a. Cotton Hope Painting- DR100025
  - b. Paulie's Pizza- DR100026
10. **Appearance by Citizens**
11. **Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

**THE TOWN OF HILTON HEAD ISLAND  
REGULAR DESIGN REVIEW BOARD MEETING  
Benjamin M. Racusin Council Chambers**

**DRAFT**

**Date:** May 25, 2010

**Time:** 1:15pm

**Board Members Present:** Chairman Marvin Caretsky, Vice Chairman Tom Parker, Ted Behling, Jennifer Moffett, Galen Smith, Scott Sodemann and Todd Theodore

**Board Members Absent:** None

**Council Members Present:** Bill Ferguson

**Present from Town Staff:** Mike Roan, Urban Design Administrator  
Sally Krebs, Natural Resources Division Administrator  
Richard Spruce, Plans Review Administrator  
Heather Colin, Development Review Administrator  
Kathleen Carlin, Administrative Assistant

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**1) CALL TO ORDER**

Chairman Caretsky called the meeting to order at 1:15pm.

**2) ROLL CALL**

**3) FREEDOM OF INFORMATION ACT COMPLIANCE**

**4) APPROVAL OF THE AGENDA**

The agenda was **approved** as presented by general consent.

**5) APPROVAL OF THE MINUTES**

The minutes of the May 11, 2010 meeting were **approved** as **amended** by a vote of 6-0-1. Mr. Behling abstained from the vote due to his absence from the meeting.

**6) STAFF REPORT**

None

**7) BOARD BUSINESS**

None

**8) UNFINISHED BUSINESS**

**Sylby Tub Apartments** – DR100019

Mr. Roan presented a brief review of the application. The applicant is resubmitting color samples that were favorably reviewed by the Board on May 11, 2010. The Board was unable to vote on the application at the previous meeting due to insufficient FOIA compliance. The staff recommended approval. The Board briefly reviewed the application and at the completion of the

discussion, Chairman Caretsky requested that a motion be made. Vice Chairman Parker made a **motion to approve** the Sylby Tub Apartments application for vinyl siding and white window trim as submitted today. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

#### **Giuseppi's Pizza – DR100020**

Mr. Roan presented a brief review of the application. At the May 11, 2010 meeting, the Board reviewed the application and reported that the project needed better architectural integration with the building. The Board recommended that the awning color should be in the burgundy family. The Board further stated that the spikes should be removed from the top of the fence detail.

In today's submission, the column details appear massive relative to the metal posts. In an effort to align the new columns with those on the building, the panel accents on the building become partially obscured, exaggerating the canopy's lack of integration (resulting in an "add on" appearance). The site plan details are still lacking, as are any definitive dimensions to the canopy itself.

Mr. Roan reviewed the dimension drawing, the elevations, and the pedestrian circulation. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Shawn Custer, Southern Sign & Awning Company, presented statements in support of the application. The Board reviewed the height of the project as well as the dimension of the columns (16" square). At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion to approve** the revised Giuseppi's Pizza awning application with the following conditions: (1) the 16" square column that was submitted today shall be implemented; (2) the face of the brick column shall be no closer than 5-feet to the parking lot; (3) the valance height shall be adjusted to a minimum of 7-feet from the ground; (4) the awning integration into the building shall be such that it will not cover up any of the square accent detailing on the fascia. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 7-0-0.

#### **Wise Guys Canopy - DR100024**

Mr. Roan presented a brief review of the application. Mr. Roan presented details of the latest revision including the extension of the awning. Mr. Roan stated that the applicant has met the Board's previous recommendations. The staff recommended approval. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The applicant discussed the extension of the awning as well as the treatment of the wood. The applicant stated that the wood is to be untreated. The Board recommended enhanced treatment of the four-sided columns including color. The untreated wood appears foreign to the setting. The applicant stated that the trim color is white and the awning color is burgundy. At the completion of the Board's discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion to approve** the Wise Guys Canopy application with the following conditions: (1) the applicant shall wrap the metal posts in their entirety as discussed today; (2) the applicant shall paint the column wood in a color that is complementary to the trim. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10) **NEW BUSINESS**

**Hilton Head Pizza** - Final New Development – DR101112

Mr. Roan reviewed the application including the Board’s previous conditions for conceptual approval. Mr. Roan stated that the applicant has addressed the Board’s concerns overall.

The increased detailing at the dining porch and the introduction of windows at the dining room has alleviated some of the concerns with the lack of detail on the rear elevation. The rhythm and balance created by the false windows on the front elevation might benefit the rear elevation as well. The projection of the office at the rear elevation doesn’t translate well on the elevation drawing, but it does break up the façade.

The 5/12 roof pitch is appropriate to the building. Dining porch and roof on left elevation have a very low pitch, and propose a waterproof membrane for the roofing material. This very well could be an invisible detail behind the flashing and gutters, but the exploration of an alternative was previously discussed by the Board. The landscape plan is fairly limited, but the lack of material actually preserves the natural character of the site. After putting windows in the dining room, the landscape plan contemplates blocking them with material upon maturity. Conversely, the long, unadorned rear elevation beyond the dining room receives 7-gallon material that will do little to soften the immediate impact of development. The adjacent property buffer is addressed well. Character of landscape at drive aisle between lots should carry across the property line. At the completion of the staff’s presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Rick Clayton presented statements in support of the application. The Board and the applicant discussed the blank wall of the restroom (facing the street side), the low slope of the roof, and the mechanical ventilation of the building. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Theodore made a **motion** to **approve** the Hilton Head Pizza - New Development Final Application with the following conditions: (1) the blank wall of the restroom facing the street shall have ivy or a similar plant material on the wall; (2) the low slope roof membrane shall have the same color as the metal flashing of the building; (3) the mechanical ventilation of the building shall be what is shown in the architectural elevations; (4) the applicant shall review the oyster shell path connection to the porch area; (5) the applicant shall substitute the Japanese boxwood with dwarf yaupon holly or similar evergreen material. Vice Chairman Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

11) **APPEARANCE BY CITIZENS**

None

12) **ADJOURNMENT**

The meeting was adjourned at 2:30pm.

Submitted By:

Approved By:

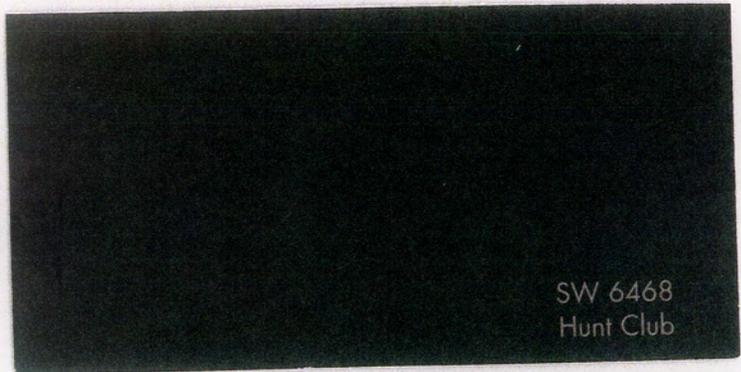
\_\_\_\_\_  
Kathleen Carlin  
Administrative Assistant

\_\_\_\_\_  
Marvin Caretsky  
Chairman

RAILS →



DOORS →





COTTON HOPE I & II PAINTING PROJECT

155 & 156 DILLON ROAD  
HILTON HEAD ISLAND, SC 29926

THE PROJECT INCLUDES PAINTING OF THE PARKING LOT SIDE ENTRY DOORS AND HANDRAILS. THE SCOPE CALLS FOR ONE COAT OF PAINT ON EACH SURFACE TO FRESHEN UP THE DEVELOPMENT FOR A YEAR UNTIL THEY CAN OBTAIN FINANCING TO RE-PAINT THE ENTIRE DEVELOPMENT AND INSTALL NEW PVC RAILINGS THROUGHOUT.

CONTACT: KEVIN CAMP – 683-2862 – WITH QUESTIONS

# DESIGN TEAM/ DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB),  
and do not constitute DRB approval or denial*

PROJECT Cotton Hope Repaint

DRB# DR100025

DATE 6/8/2010

RECOMMEND   
APPROVE

RECOMMEND   
APPROVE W/COND.

RECOMMEND   
DENY

<b>ARCHITECTURAL DESIGN</b>		
Staff would like to see all railing elements painted, whether they are visible from the street/ parking lot or not.		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms an details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		
Decorative lighting is limited and low wattage and adds to the visual character		

Accessory elements are design to coordinate with the primary structure		
<b>LANDSCAPE DESIGN</b>		
Any material to be removed or damaged during painting should be replaced in kind upon completion		
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>COMPLIES YES/NO/NA</b>	<b>COMMENTS OR CONDITIONS</b>
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and location for plants to reach their mature size and natural		

shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

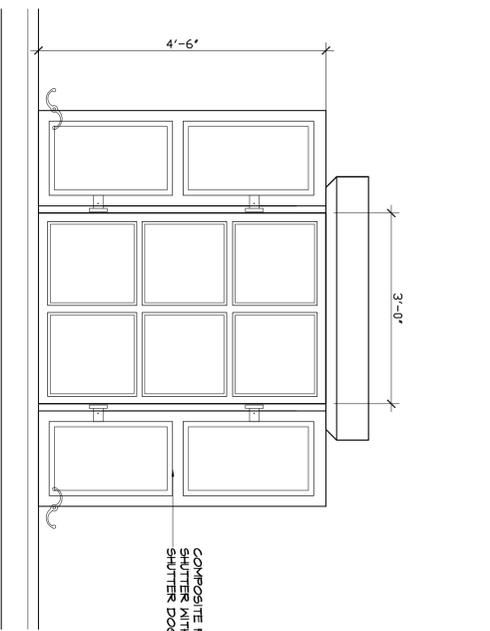
**NATURAL RESOURCES PROTECTION**

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

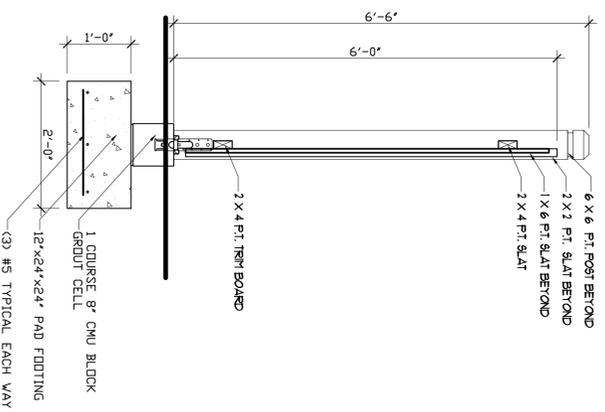
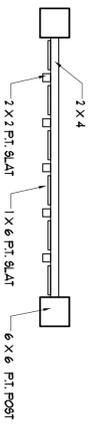
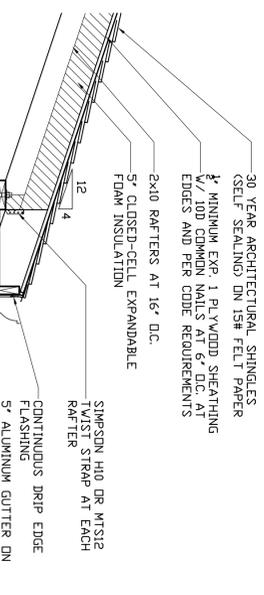
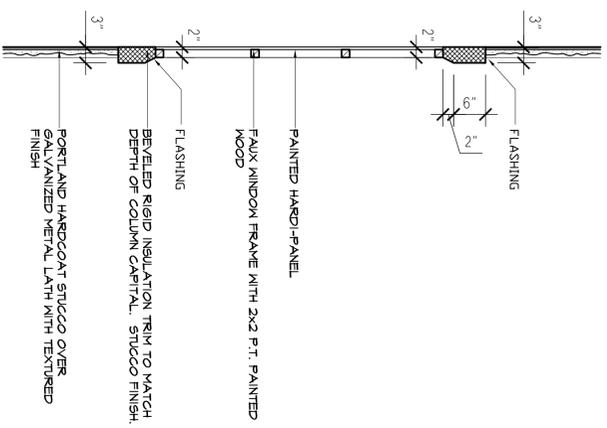
MISCELLANEOUS COMMENTS/QUESTIONS



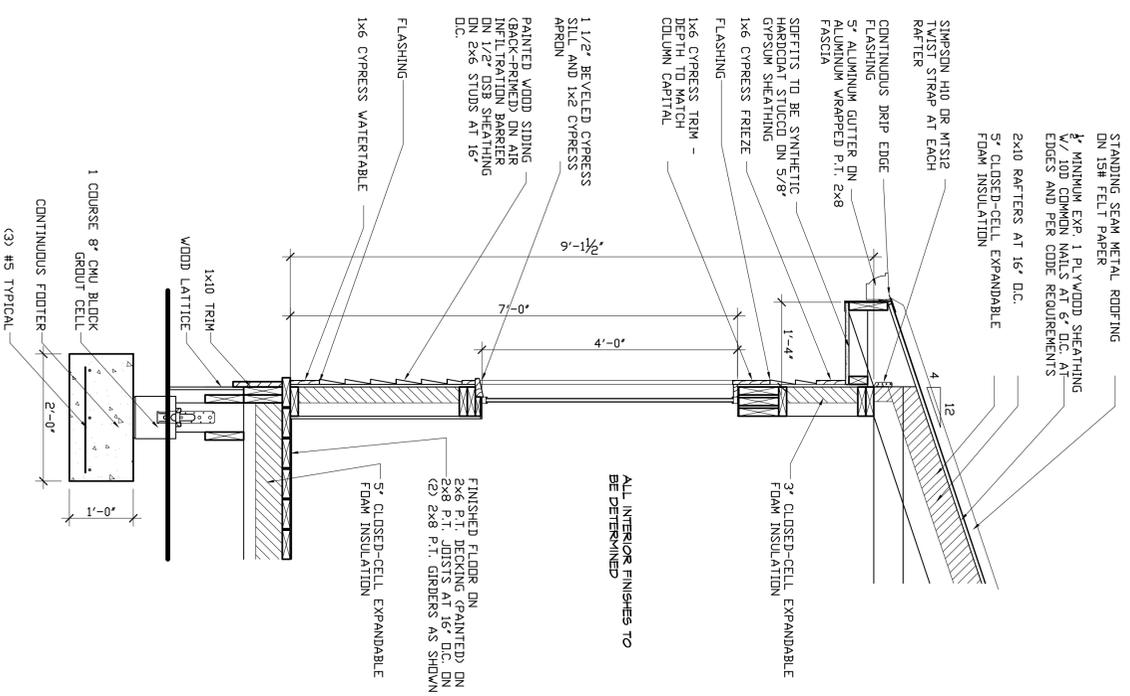




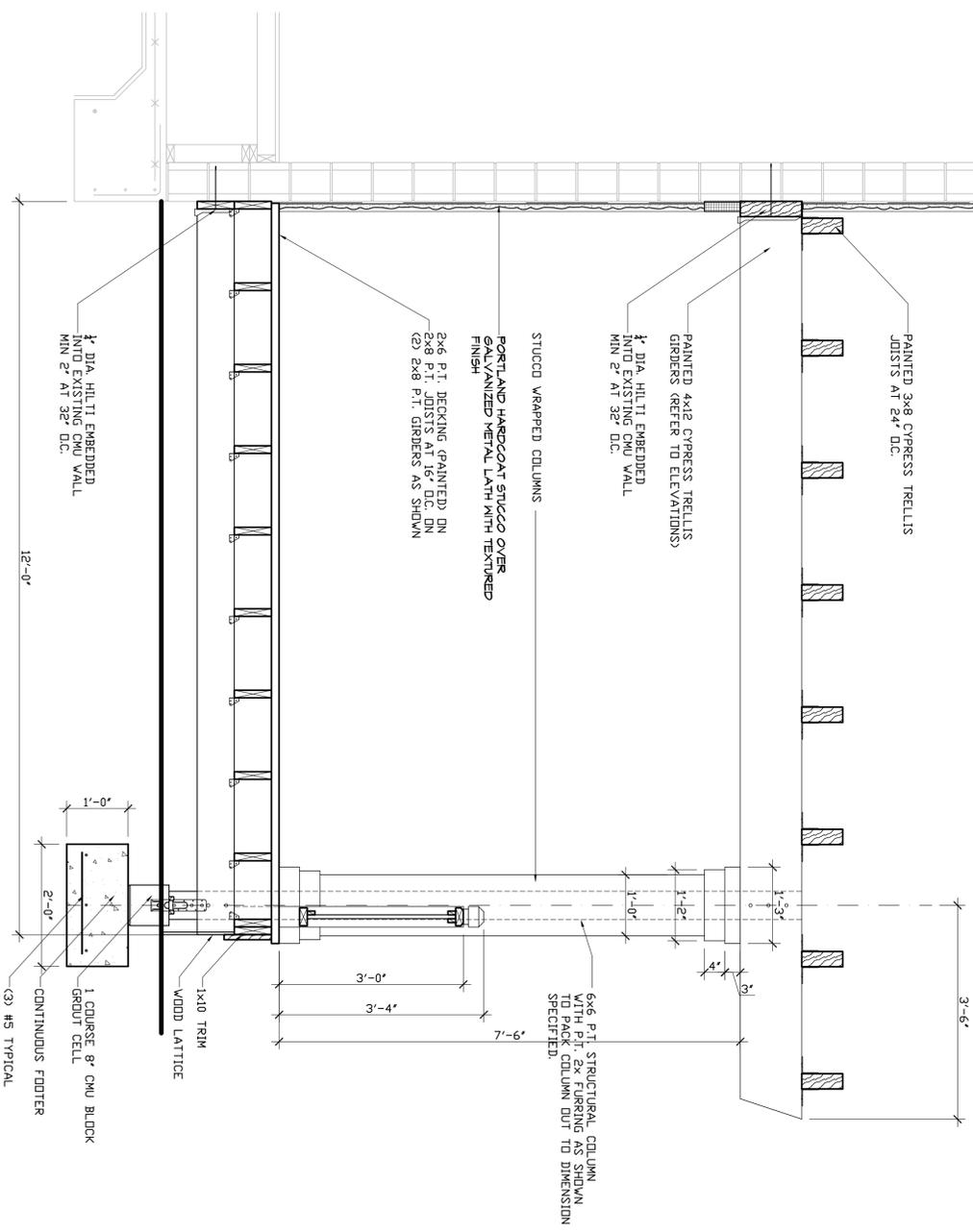
**FAUX WINDOW DETAIL**  
SCALE = 3/4" = 1'-0"



**SERVICE YARD DETAIL**  
SCALE = 3/4" = 1'-0"



**WAITING/FOYER WALL DETAIL**  
SCALE: 3/4" = 1'-0"



**OUTDOOR EATING TRELLIS DETAIL**  
SCALE: 3/4" = 1'-0"

An Uffit for:  
**Paulie's Pizza**  
former Prescotts  
1034 William Hilton Parkway  
Hilton Head Island, SC  
for the Corrabac Family



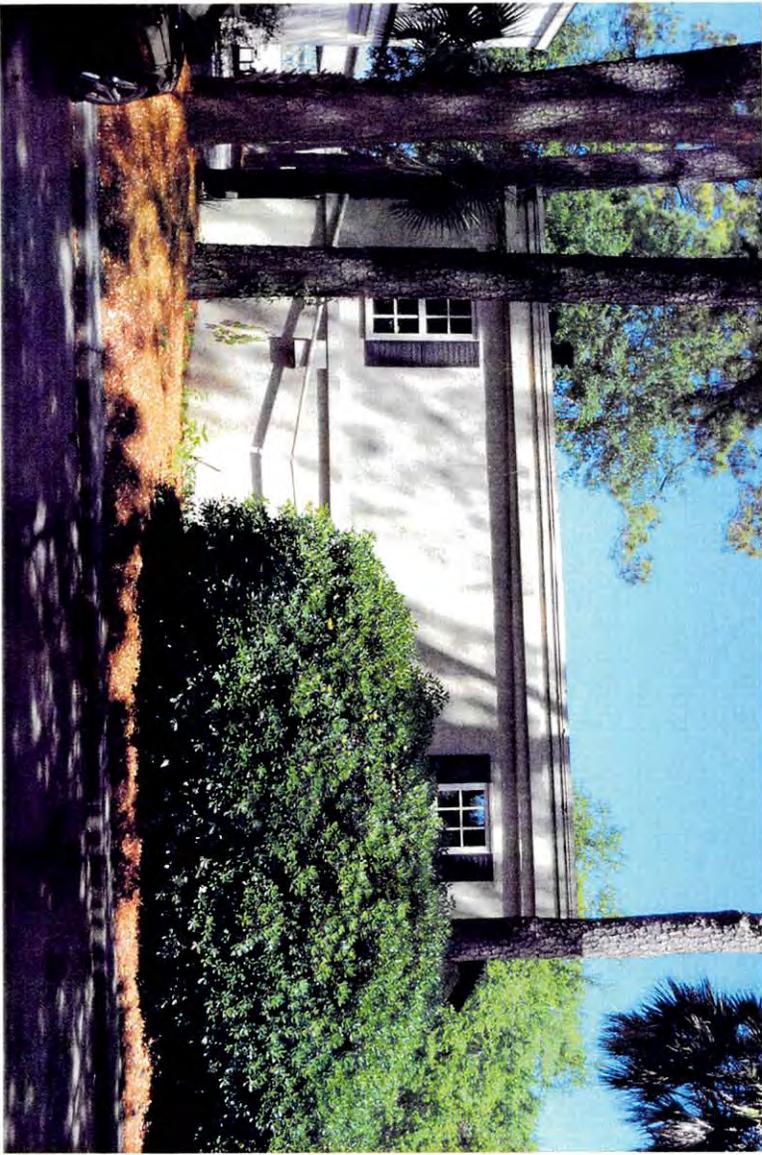
KRA architecture + design

KRA architecture + design  
18 Oak Forest Road Suite C  
Bluffton, SC 29910  
t 843.815.2021  
f 843.815.2022  
www.krasc.com

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Checked By:	KRB
Date:	
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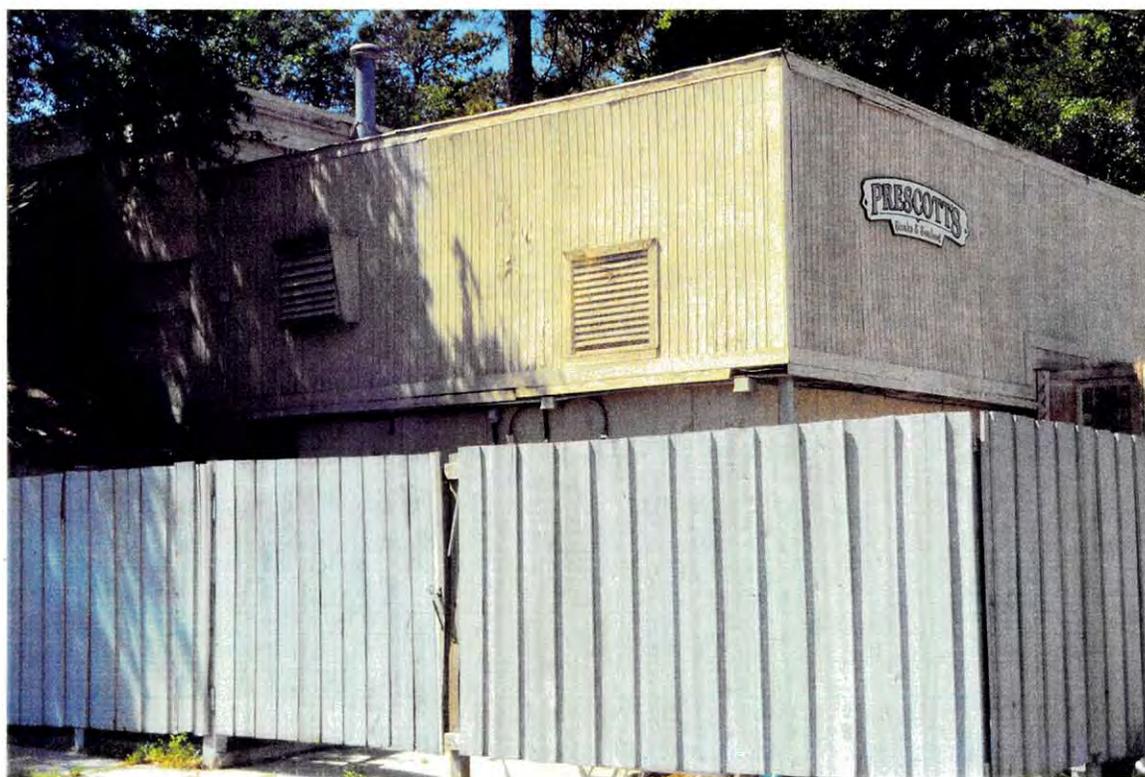


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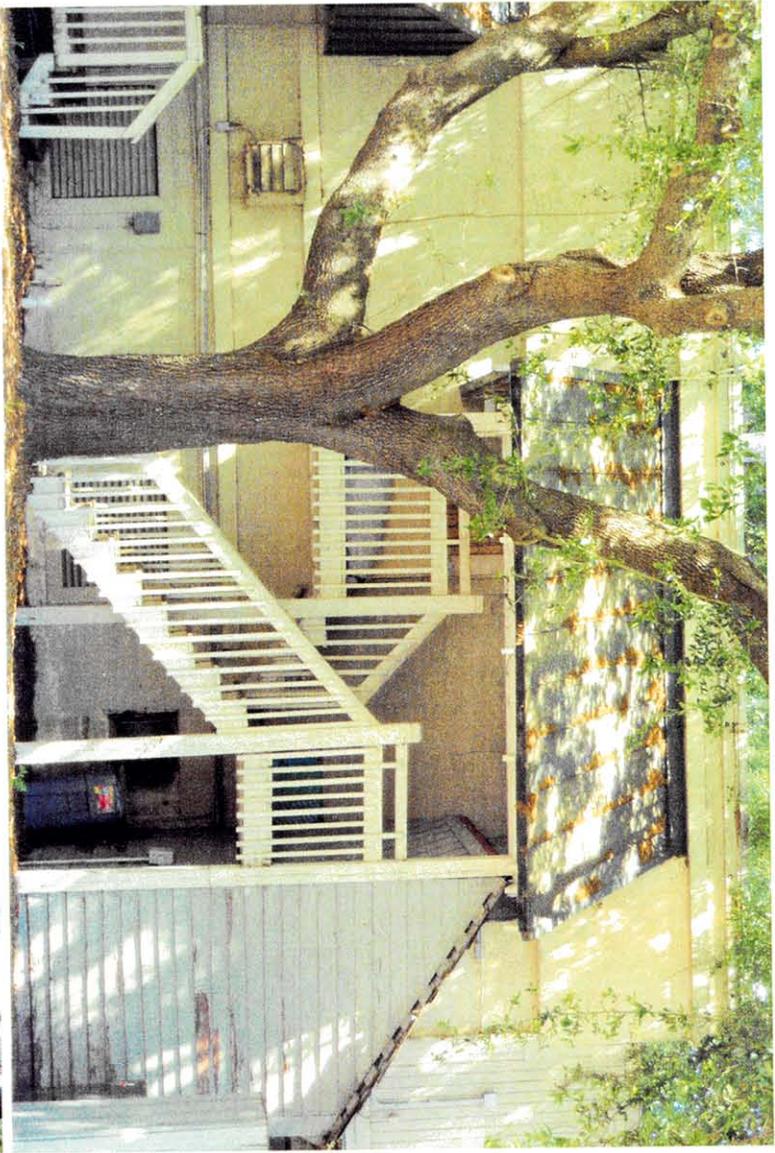


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# PAULIE'S PIZZA

1034 WILLIAM HILTON PARKWAY



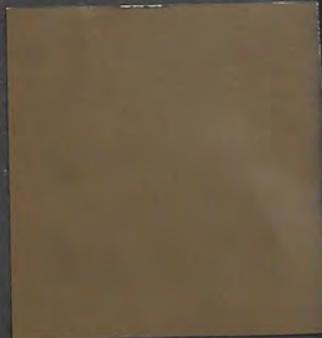
METAL ROOFING/GUTTERS:  
ATLAS HARTFORD GREEN



FENCE/RAILINGS/SHUTTERS:  
SW6468 HUNT CLUB



WOOD SIDING:  
SW6107 NOMADIC DESERT



WOOD TRIM:  
SW7041 VAN DYKE BROWN

ROOFING SHINGLES:  
OWENS CORNING TEAK



#460 Amarillo



#940 Bark

STUCCO BODY:  
MASTERWALL #460 AMARILLO

STUCCO TRIM:  
MASTERWALL #940 BARK



May 20, 2010



### **Paulie's Pizza- Former Prescott's Restaurant – 1034 William Hilton Parkway**

Paulie's Pizza is planning and preparing to move into the existing property referred to above. As you refer to the attached drawings in this submission, you will find that we are renovating the existing building to provide a new roof, new entrance foyer, outdoor eating deck with trellis, new service yard fence as well as several aesthetic improvements to the building. To accomplish this, we are demolishing the existing roof, existing exterior stair, existing roof over the remaining exterior stair, existing service yard fence, existing foyer/entrance and most importantly, approximately 725 sf of the existing unconditioned structure closest to Dunnagan's Alley.

We believe that the exterior design improves upon the existing building with all improvements offer some cohesiveness to what is currently a disjointed building. The new roof improves upon what currently looks like a monotonous box. Removing the structure closest to Dunnigan's Alley and pulling the building away from the street improves upon that side's relationship to the street as well as giving the building an attractive presence on that street.

In conclusion, with the colors selected and the improvements made, we feel that we have greatly improved the aesthetics while not overpowering the neighboring buildings and streetscape. We also believe that the design complies with the LMO, DRB guidelines and the Hilton Head Island Design Guide.

We respectfully submit this project for your review,

**Kevin Grenier**

AIA, NCARB, CDT | Principal

**KRA architecture + design**

Belfair Towne Village

18 Oak Forest Road, Suite C

Bluffton, SC 29910

tel 843.815.2021

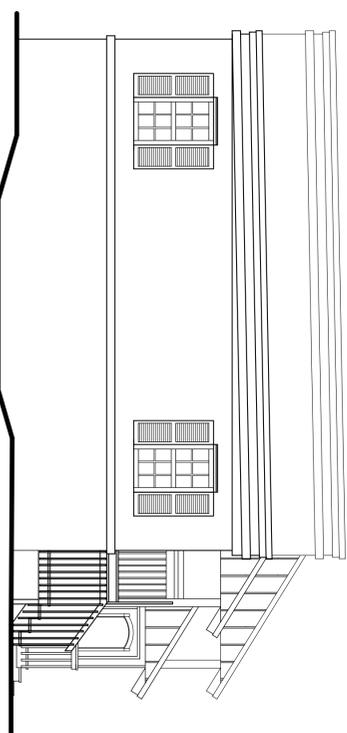
fax 843.815.2022

[www.krasc.com](http://www.krasc.com)



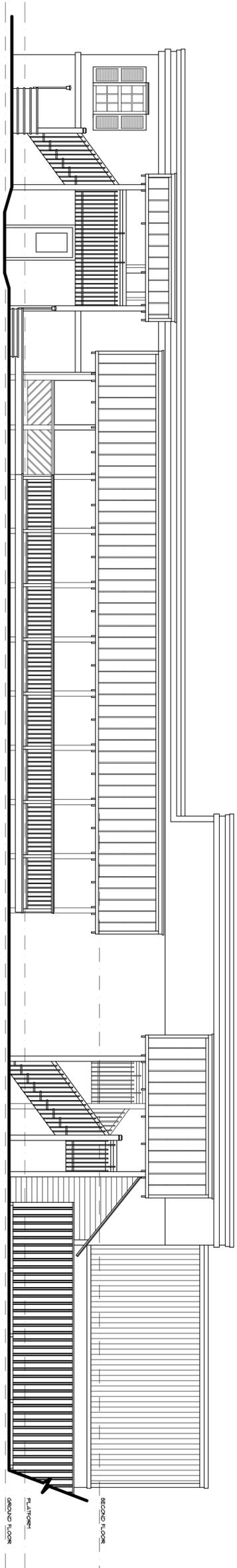
**KEY PLAN - PHOTOS**

COORDINATE WITH PHOTOGRAPHS SCALE 1/16" = 1'-0"



**EXISTING FRONT ELEVATION**

SCALE 3/16" = 1'-0"



**EXISTING SIDE ELEVATION**

SCALE 3/16" = 1'-0"

An Upfit for:  
**Paulie's Pizza**  
 former Prescotts  
 1034 William Hilton Parkway  
 Hilton Head Island, SC  
 for the Carrabba Family



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EXISTING  
 CONDITIONS

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File Name	
Drawing Title	

Revisions	

Stamped By:	KRS
Drawn By:	KRS
Checked By:	
Date:	08/23/10

EX

## DESIGN TEAM/ DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB),  
and do not constitute DRB approval or denial*

PROJECT

DRB#

DATE

RECOMMEND   
APPROVE

RECOMMEND   
APPROVE W/COND.

RECOMMEND   
DENY

### ARCHITECTURAL DESIGN

Staff recommends approval for the proposed improvements with the resolutions of some elements outlined below. Most notably the specimen oak at the entry elevation of the building, a landscape plan, and some minor architectural details.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	An improvement to an existing structure in an older commercial area
Promotes pedestrian scale and circulation	Y	Added elements provide another level of detail to the building.
Design is unobtrusive and set into the natural environment	Y/N	There is a good deal of landscaping at the front of the building, and the opportunity to improve the landscape of the site as a whole which is unaddressed in the application
Utilizes natural materials and colors	Y	Primarily stucco, but maintains the wood/composite elements on the building where practical. Nice color palette
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y/N	Back element is lacking, although the detail added mirrors the efforts of the recently renovated bank next door, in what is essentially an ally-like configuration
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y/N	The addition of the roof is a big improvement to the current building. The removal of the roof along the entry is improved nicely with the roof form over the reconfigured entry and new trellis over the outdoor seating. Staff would like to see the overhang deepened slightly. Some attempt might be made to soften the larger box (parapet?) element at the rear of the building.
Minimum roof pitch of 6/12	N	Although the 4/12 nicely ties the front roofed portion into the unroofed rear portion
Overhangs are sufficient for the façade height.	N	Could be deepened
Forms an details are sufficient to reduce the mass of the structure	Y/N	

Human scale is achieved by the use of proper proportions and architectural elements	Y	Suggests removing functioning windows with faux windows at the street elevation, although the floor plan doesn't indicate why. Some detail at the first floor on the street elevation might break up the façade and give the building a more human scale at the ground level
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y/N	Where practical
Windows are in proportion to the facade	Y/N	See window comment above
Details are clean, simple and appropriate while avoiding excessive ornamentation	Y	Would like to see more details on the trellis for clarification
Utilities and equipment are concealed from view	Y	
Decorative lighting is limited and low wattage and adds to the visual character	Y	
Accessory elements are design to coordinate with the primary structure	Y	Green railing and fence might complement the building more in a colors selected for building and trim, rather than the roof. Most green fences that have been approved were to blend into a natural setting, whereas most service yards are reviewed to blend with the structure

**LANDSCAPE DESIGN**

There is no landscape plan submitted, although a significant opportunity to improve the landscaping on the site. Staff would like to see a plan, although would recommend approval of the building separately, with a landscape plan to be submitted and reviewed by the board at a later date.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and		

building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

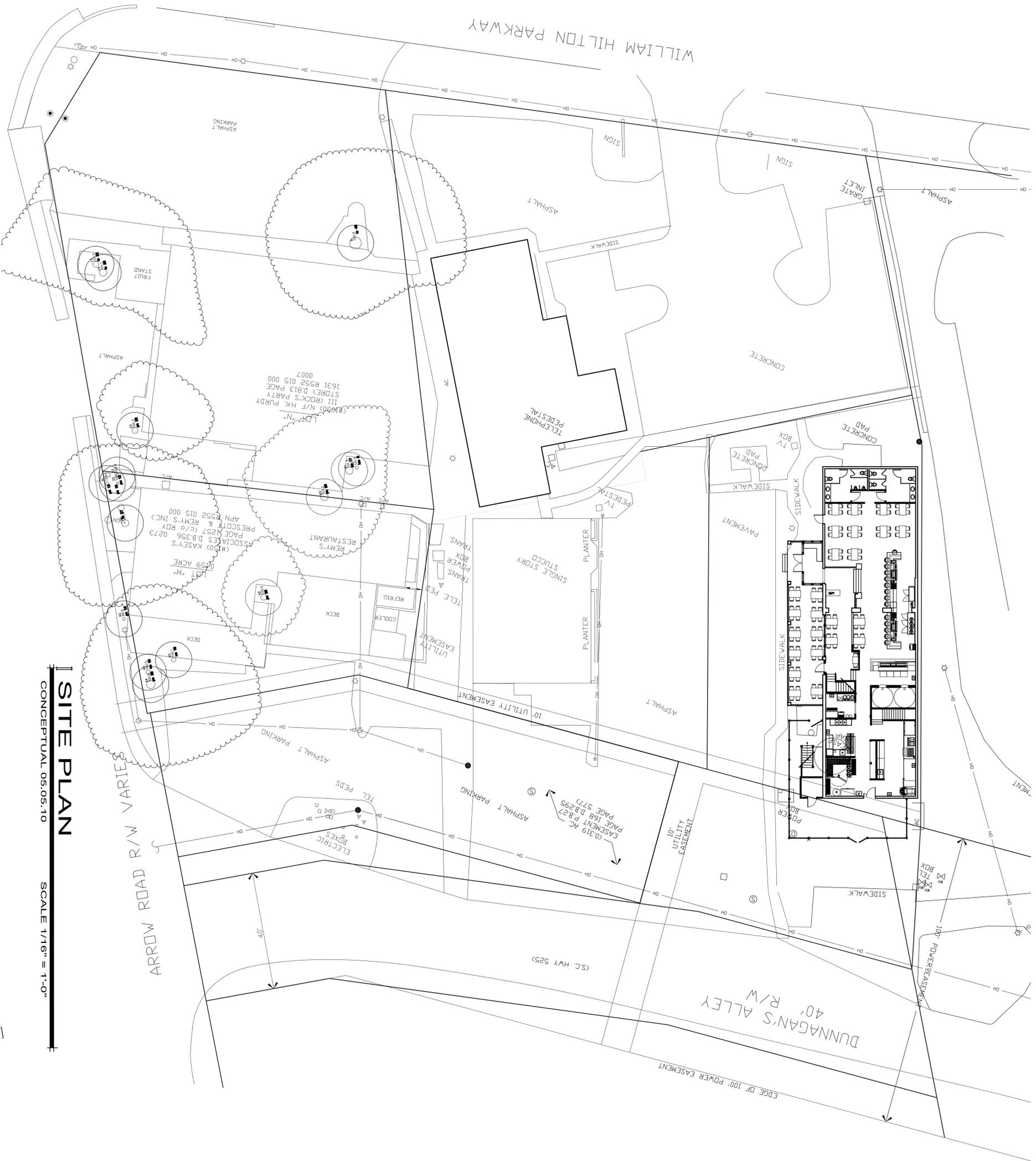
**NATURAL RESOURCES PROTECTION**

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		The specimen live oak near the building needs to be shown on all site plans; we also need to have details that show what, if anything, will occur below ground under the tree’s canopy. Will any pruning be done to this tree in order to complete this project? If so, prior approval is required from NR.
Supplemental and replacement trees meet LMO requirements for size, species and number		

Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

<b>MISCELLANEOUS COMMENTS/QUESTIONS</b>





**SITE PLAN**  
 CONCEPTUAL 05.05.10  
 SCALE 1/16" = 1'-0"

**An Upfit for:**  
**Paulie's Pizza**  
 former Prescotts  
 1034 William Hilton Parkway  
 Hilton Head Island, SC  
 for the Carrobbia Family



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 18 Oak Forest Road Suite C  
 Bluffton, SC 29910

t 843.815.2021  
 f 843.815.2022  
 www.krasc.com

Stamped By:	
Drawn By:	me
Checked By:	me
Date:	
Revisions:	
Project No:	
File Name:	
Drawing Title:	SITE PLAN

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