



The Town of Hilton Head Island Special Design Review Board Meeting

**Tuesday, August 3, 2010
9:00am – Benjamin M. Racusin Council Chambers**

AGENDA

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. New Business**
First Presbyterian Church Addition - DR100028
- 5. Appearance by Citizens**
- 6. Adjournment**

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



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: TREY GRIFFIN Company: Wood + Partners, Inc
 Mailing Address: 7 Lafayette Pl City: HHTI State: SC Zip: 29925
 Telephone: 681-6618 Fax: 681-7086 E-mail: tgriffin@woodandpartners.com
 Project Name: FIRST PRESBYTERIAN CHURCH Project Address: 540 WILLIAM HILTON PKWY, HHTI SC 29928
PHTI - ADDITIONS/MODIFICATIONS
 Parcel Number [PIN]: R510 008 000 0084 0000
 Zoning District: OL Overlay District(s): COR

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

New Development – Conceptual
 Alteration/Addition
 New Development – Final, indicate Project Number
 Minor External Change

Submittal Requirements for *All* projects:

_____ Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

_____ Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
- _____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- _____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- _____ Context photographs of neighboring uses and architectural styles.
- _____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- _____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions *and* Minor External Changes

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development - 11"x 17" .
- _____ Material/color samples of existing and proposed changes - 8 1/2" X 14" *Maximum*;
Stating manufacturer and material name

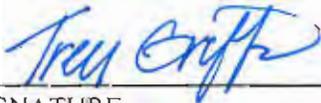
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE



DATE

Additions and Modifications/ Phase I
First Presbyterian Church
540 William Hilton Parkway
Hilton Head Island, SC

PROJECT NARRATIVE
June 29, 2010

First Presbyterian Church (FPC) has recently completed the expansion of its vehicle parking area on property located adjacent to its William Hilton Parkway campus and which was purchased for that purpose.

The additional parking was much needed for the convenience of the FPC membership and for the many community functions (International Piano Competitions, Hilton Head Orchestra performances, chorus groups etc.) regularly held at the church.

The new parking area is located considerable further from the main entry to the Narthex of the church than the original parking. This fact, coupled with a need to increase and update the restrooms which primarily serve the church sanctuary during services and performances, led to the development of this plan to expand and refurbish the South wing of the church.

The heated area of the church will be expanded to include an existing covered walkway. The space will be reconfigured to provide a new eight foot wide access corridor leading directly into the side of the Narthex as well as much needed expansion of restroom facilities convenient to the Sanctuary.

Outside of the enclosed area a new covered entryway, stair, and handicap ramp will be provided which connects directly to a covered vehicle drop/pickup area.

The aesthetic concept is that the addition/modification should blend seamlessly with the existing facility. Exterior building materials (brick, siding, fenestration, roofing and colors) will match existing. The design intent is that, upon completion, the expansion will appear to have been a part of the original construction.

The site design will require only minimal site disturbance and no specimen tree removal. An existing railroad tie retaining wall and landscaped area will be removed for construction access and a new landscaped area will be installed. Landscape replacement material will complement the existing and recently installed parking lot landscape. Sidewalk replacement will match the existing exposed aggregate design. The adjacent gravel drip edge will be used for construction access and will be refurbished with gravel to match. A black steel edge will be added for maintenance to contain any gravel spill over.

The proposed church building modification will be owned and maintained by First Presbyterian Church.

Existing Project Photographs
First Presbyterian Church
Phase I – Additions and Modifications

Hilton Head Island, South Carolina
June 29, 2010



View facing South Wing of Church and proposed area for new covered entry



refurbished after construction

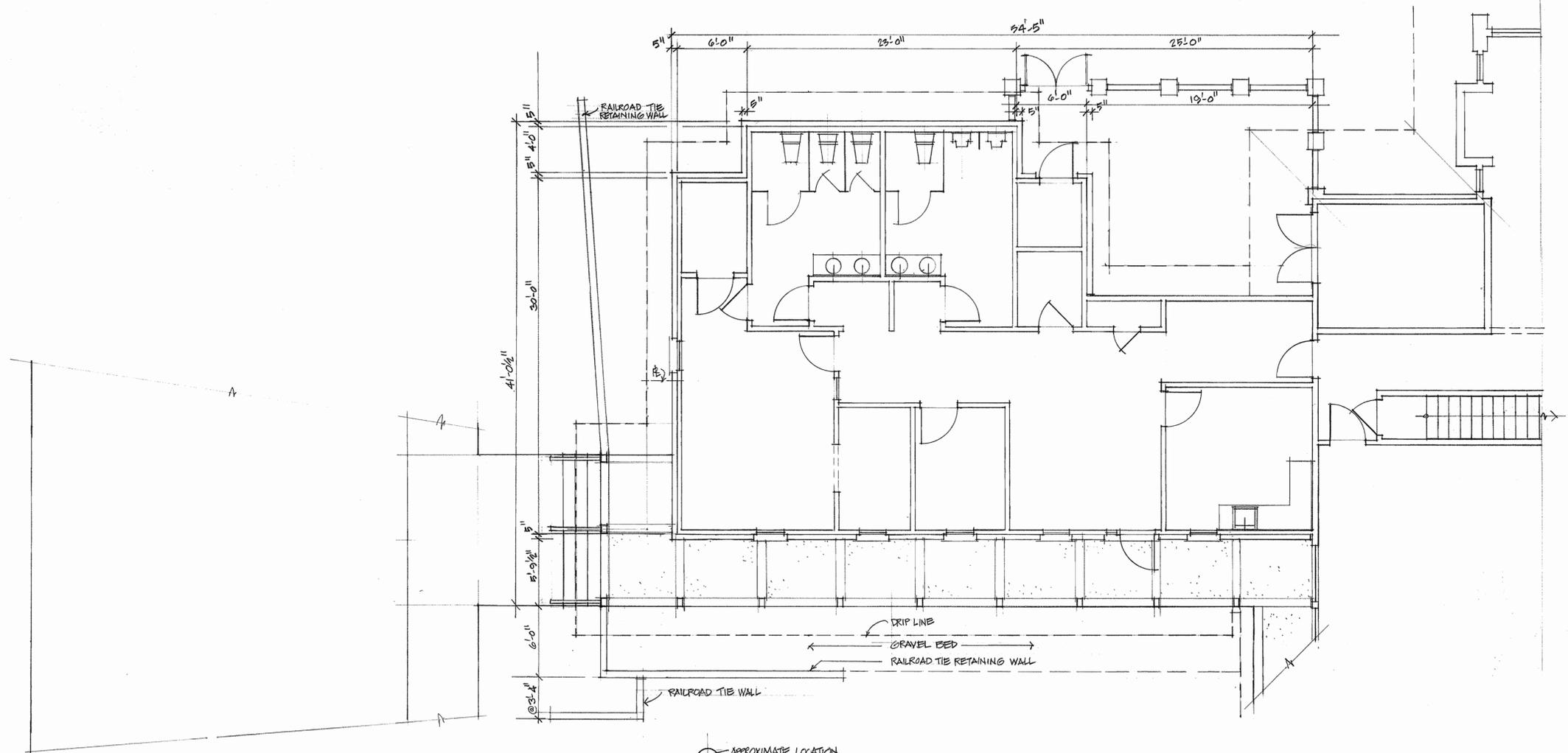
Existing Project Photographs - Continued
First Presbyterian Church



View facing adjacent Sanctuary showing exposed aggregate walk



Area for Covered vehicle drop off



APPROXIMATE LOCATION
27" LINECALK

FLOOR PLAN (AS CURRENTLY BUILT)

3/16" = 1'-0"

Phase I. Modifications and Additions:
FIRST PRESBYTERIAN CHURCH
540 William Hilton Parkway
Hilton Head Island, SC

JOB NO. 1004-1

DATE JUNE 29, 2010

DRAWN BY [Signature]

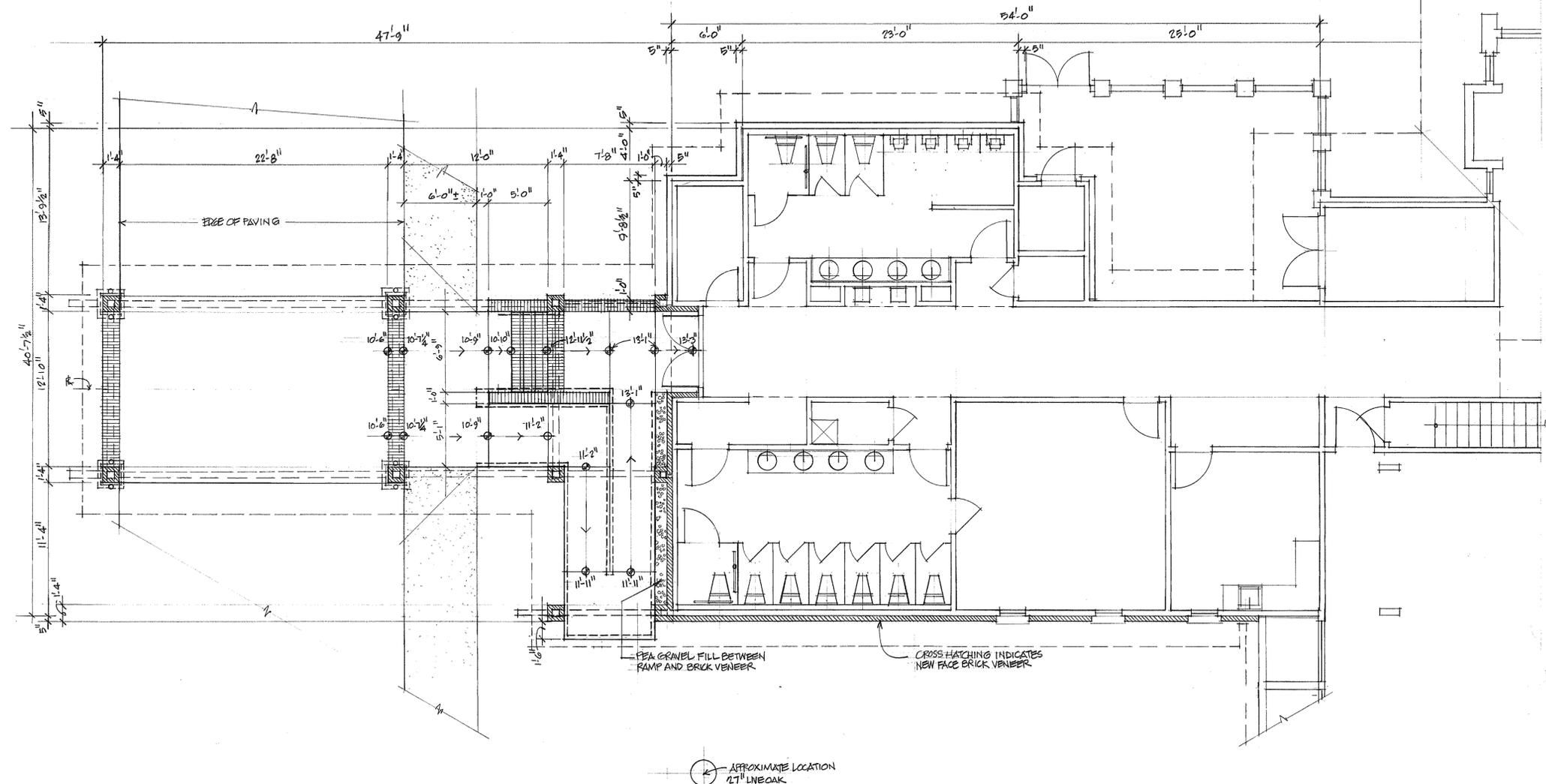
CHECKED BY

REVISIONS

SHEET

A.1

OF




FLOOR PLAN (SHOWING MODIFICATIONS & ADDITIONS)
 3/16" = 1'-0"

Phase I. Modifications and Additions:
FIRST PRESBYTERIAN CHURCH
 540 William Hilton Parkway
 Hilton Head Island, SC

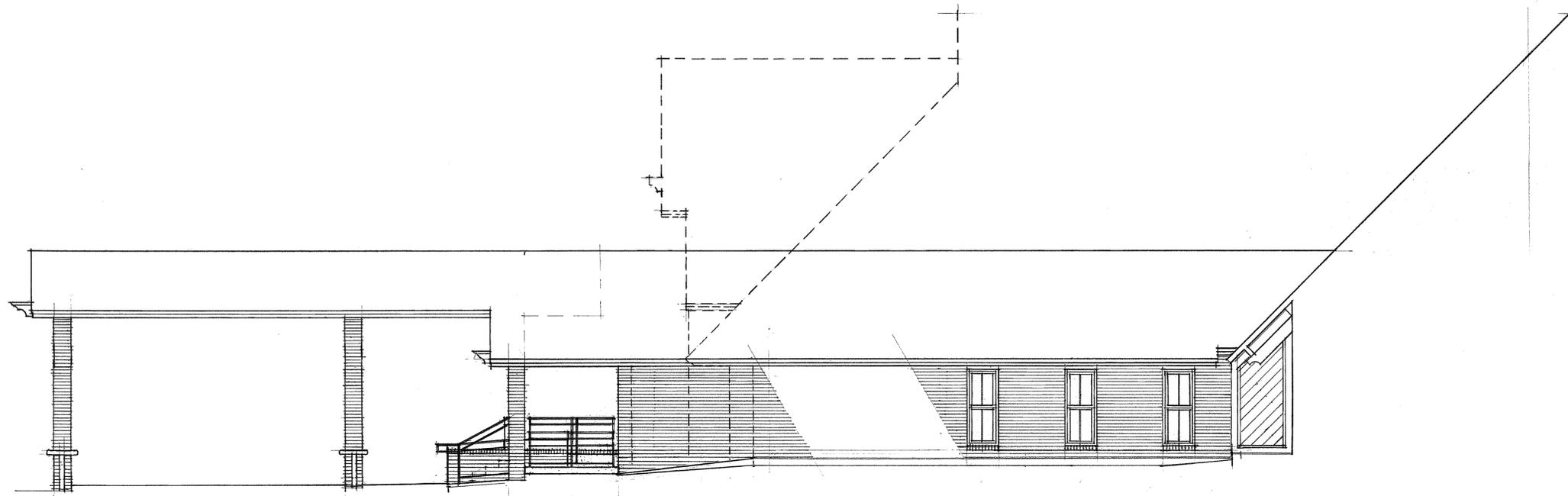
JOB NO. 1004-1
 DATE JUNE 29, 2000
 DRAWN BY LEE
 CHECKED BY

REVISIONS

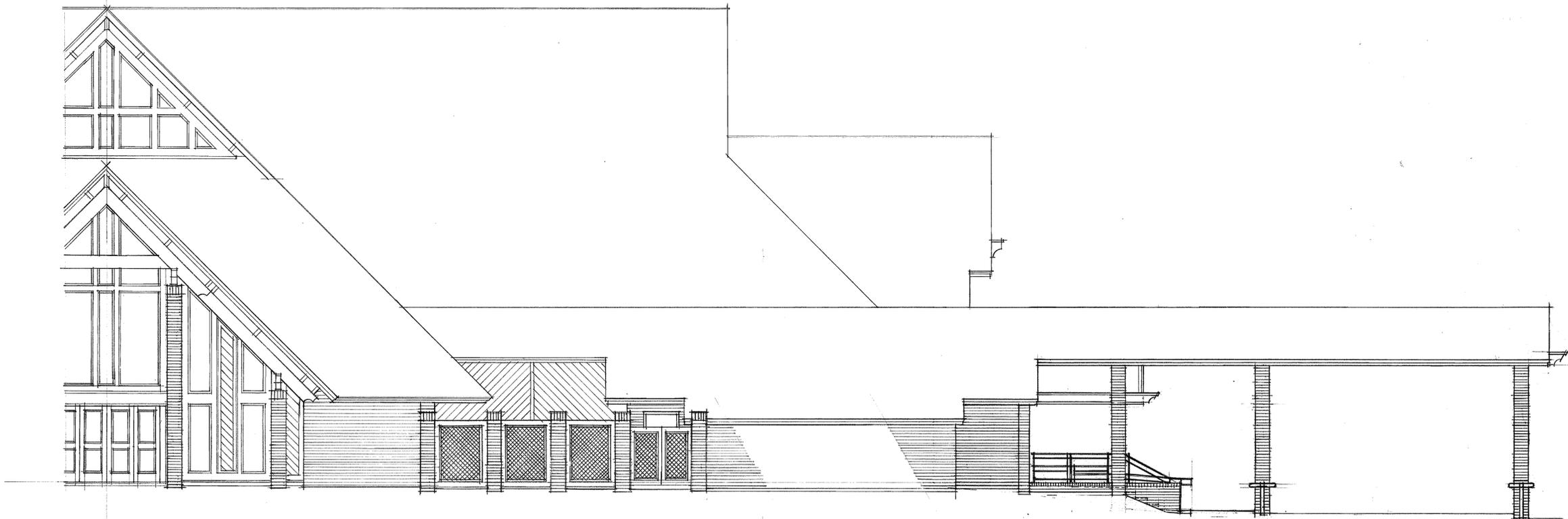
SHEET

A.2

OF



 EAST ELEVATION
3/16" = 1'-0"



 WEST ELEVATION
3/16" = 1'-0"

Phase I. Modifications and Additions:
FIRST PRESBYTERIAN CHURCH
540 William Hilton Parkway
Hilton Head Island, SC

JOB NO. 1004-1

DATE JUNE 29, 2000

DRAWN BY LEE

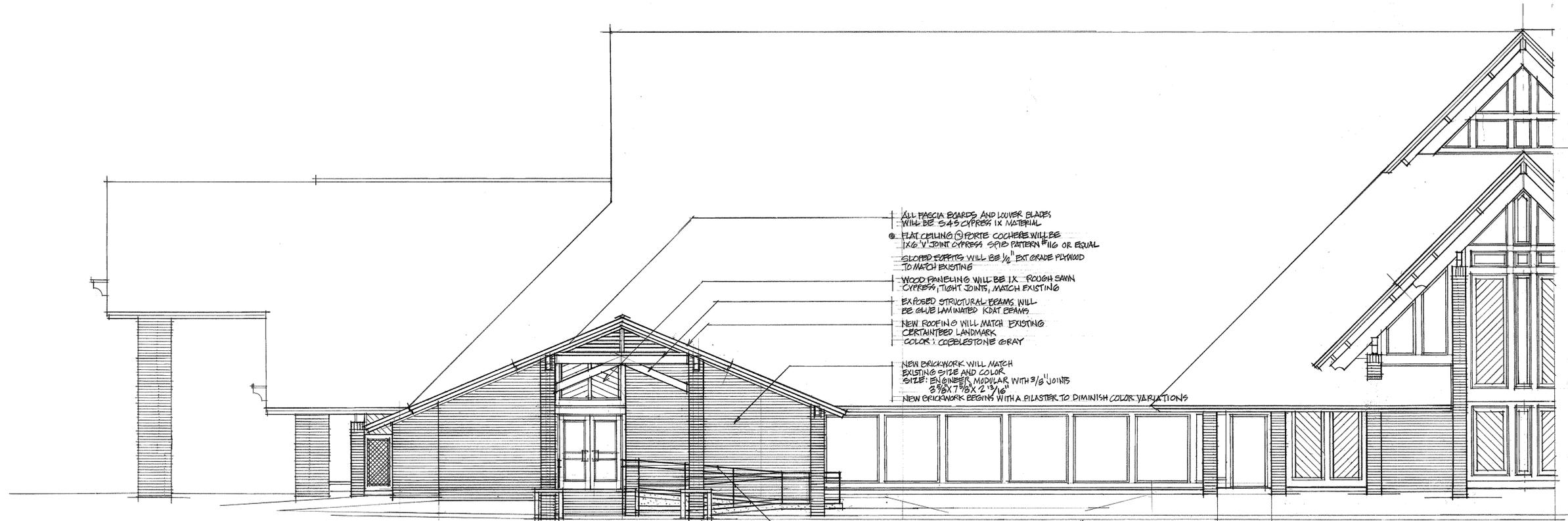
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REVISIONS

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A.3

OF



ALL FASCIA BOARDS AND LOUVER BLADES
WILL BE S4S CYPRESS 1X MATERIAL
FLAT CEILING (3 PORTS COACHES) WILL BE
1X6 V JOINT CYPRESS SPIR PATTERN #116 OR EQUAL
SLOPED ROOFING WILL BE 1/2" EXT GRADE PLYWOOD
TO MATCH EXISTING
WOOD PANELING WILL BE 1X ROUGH SAWN
CYPRESS, TIGHT JOINTS, MATCH EXISTING
EXPOSED STRUCTURAL BEAMS WILL
BE GLUE LAMINATED KDAT BEAMS
NEW ROOFING WILL MATCH EXISTING
CERTAINTED LANDMARK
COLOR: COBBLESTONE GRAY
NEW BRICKWORK WILL MATCH
EXISTING SIZE AND COLOR
STYLE: EVANESCE MODULAR WITH 3/8" JOINTS
2 3/8" x 7 5/8" x 2 3/16"
NEW BRICKWORK BEGINS WITH A FILASTER TO DIMINISH COLOR VARIATIONS

NO GUARD RAILS ARE REQUIRED (LESS THAN 30" ABOVE GRADE)
HANDRAILS AT STAIRS AND RAMP WILL BE SHOP FABRICATED
OF 1 3/8" Ø ARCHITECTURAL GRADE ALUMINUM TUBING
MOUNTED ON SLAB, CORE DRILLED & EPXY SET
COLOR: POWDER COATED FINISH - DRIFTWOOD GRAY MATCH
STAIR RAILS AND RAMP RAILS TO BE IDENTICAL DETAILS.

 SOUTH ELEVATION
3/16" = 1'-0"

FIRST PRESBYTERIAN CHURCH MODIFICATIONS AND ADDITIONS, PHASE I

EXTERIOR COLORS AND BUILDING MATERIALS

The design intent for this work is that it be similar in color and materials and seamless in the execution of the construction. The existing construction evolved over more than four decades and at least six phases of expansion which requires considerable “color matching” as opposed to the normal “color choosing” process.

COLORS – GENERAL

The original color scheme of the facility included exterior wood stain pioneered in the area by the project’s original architect. It was a Driftwood Gray and bleaching oil mixture manufactured by Cabot. It was semi-solid in some area and semi-transparent in others. Over the years areas have been refinished and/or added. All of the existing colors are compatible but vary slightly. This project will match those in closest proximity to the new construction.

A dark maroon color is used on some exterior doors and on some wood work at the existing covered walk. The maroon woodwork is being demolished. No new use of the maroon is proposed.

ROOFING

The entire facility was reroofed recently with the Landmark Shingle design as manufactured by CertainTeed. The color is “Cobblestone Gray”. All new roofing will be the same.

SOFFITS AND FASCIA BOARDS

Fascias will be S4S cypress 1 x material, smooth finish, and color to match existing nearest fascias. Soffits are ½” exterior grade plywood, smooth surface and will be painted or stained to match adjoining.

PANELING AND TRIM

There are two small areas of paneling, one is over the new entry doors and one is where the new exterior wall abuts the sanctuary wall. The paneling is 1x tight joint, rough sawn shiplap cypress as exists at the sanctuary. It will be trimmed with 1 x cypress S4S detailed to duplicate existing panels.

BRICKWORK

Several slight color variations appear throughout the facility and some size variations. This work will match as nearly as possible the existing brickwork immediately adjacent to the planned new brickwork. It will be detailed to transition at the pilaster location to minimize any variations in color. The brick being matched is an “engineer modular” with 3/8” joints. Its dimensions are 3-5/8” x 7-5/8” x 2-13/16”.

WINDOWS AND DOORS

There are three new windows being added which are 2'-4" x 6'-4" double hung with metal clad exterior. They are identical in size to existing but differ in construction due to building code requirements. The clad color will match existing by manufacturer or painted on site.

New entry doors are fully glazed metal, factory finished to a color which closely matches the prevailing gray of the building's woodwork.

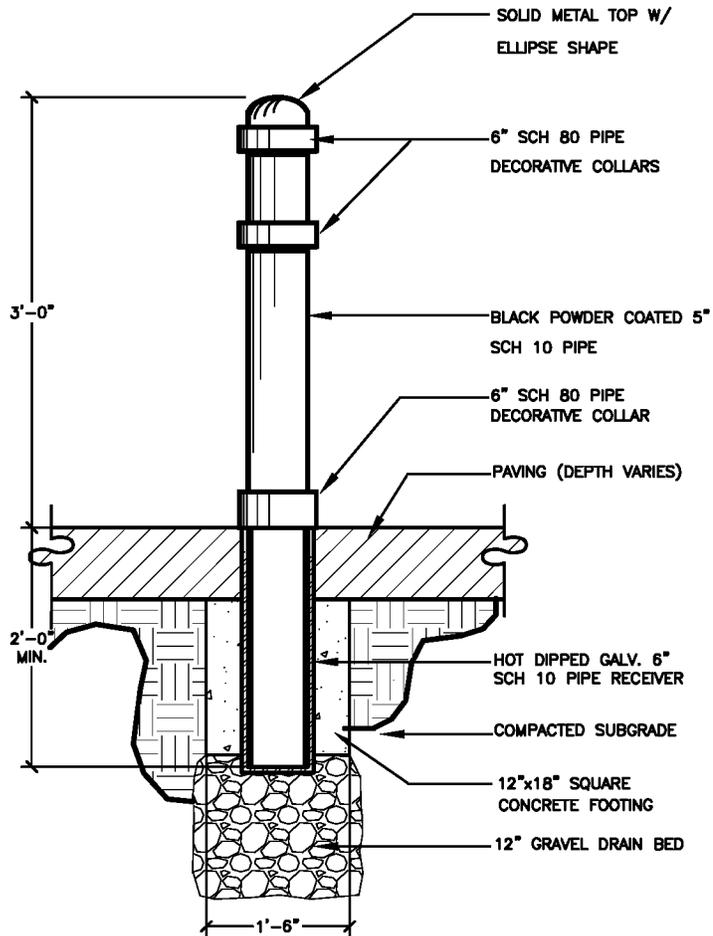
HANDRAILS

No guard rails are required by Code since there are no surfaces greater than thirty inches above grade. Handrails of 1-5/8" diameter, architectural grade aluminum with powder coated finish will be provided at all stairs and ramps. The design will be a simple double top rail, a single bottom rail and posts which are set in core drilled pockets with epoxy cement.

RAMPS AND STAIRS

The stairs will be brick solids and accent dividers will be matching brick. There are areas of exposed aggregate paving which will match adjacent paving.

The ramps will be site formed concrete, tan colored and rock salt, finished for color compatibility with adjacent exposed aggregate paving.



NOTES:

1. BOLLARDS SHALL BE TYPE B-1, 6" BOLLARD W/ COLLAR AND MOVABLE MOUNTING AS MANUFACTURED BY URBAN SYSTEMS (800)-323-1798 OR EQUIVALENT.
2. ALL WELDS ARE TO BE CONTINUOUS AND GRINDED SMOOTH.
3. ALL METAL (EXCLUDING RECEIVERS) SHALL BE FINISHED W/ A BLACK POWDER COAT FINISH (5 MIL MIN. THICKNESS)
4. RECEIVERS ARE NOT TO BE USED FOR NON-REMOVABLE BOLLARDS. NON-REMOVABLE OR FIXED BOLLARDS ARE TO BE ANCHORED TO A SOLID CONCRETE FOOTING WITH 3/8" HOT DIPPED GALV. ANCHOR BOLTS. ANCHOR BOLT SHALL EXTEND INTO FOOTING BY A MIN. DEPTH OF FOUR (4") INCHES.

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 First Presbyterian Church Addition

DRB# DR100028

DATE 7/27/2010

RECOMMEND APPROVE

RECOMMEND APPROVE W/COND.

RECOMMEND DENY

ARCHITECTURAL DESIGN		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	
Promotes pedestrian scale and circulation	Y	
Design is unobtrusive and set into the natural environment	Y	
Utilizes natural materials and colors	Y	
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y	
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y	
Minimum roof pitch of 6/12	Y	Pitch integrates to preexisting form
Overhangs are sufficient for the façade height.	Y	
Forms an details are sufficient to reduce the mass of the structure	Y	
Human scale is achieved by the use of proper proportions and architectural elements	Y	
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to the facade	Y	
Details are clean, simple and appropriate while avoiding excessive ornamentation	Y	
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	
LANDSCAPE DESIGN		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project	Y	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	Y	
Landscape is designed so that it may be maintained in its natural shape and size	Y	
Preserves a variety of existing native trees and shrubs	Y	
Provides for a harmonious setting for the site's structures, parking areas or other construction	Y	
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)	Y	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	Y	
A variety of species is selected for texture and color	Y	
Provides overall order and continuity of the Landscape plan	Y	
Native plants or plants that have historically been prevalent on the Island are utilized	Y	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	Y	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	Y	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding	Y	

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

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		To decrease impacts to root system of 27 inch live oak, remove three RODH nearest tree.
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