

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, August 11, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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: Mayor Pro Tem Ken Heitzke

Town Staff Present: Mike Roan, Urban Design Administrator
Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

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

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

IV SWEARING IN CEREMONY FOR NEW BOARD MEMBER

Ms. Jennifer Moffett was sworn in as a new member of the Design Review Board by Mayor Pro Tem Ken Heitzke. Mr. Heitzke welcomed Ms. Moffett and thanked her for her service to the community. The board and the staff joined in welcoming Ms. Moffett to the Design Review Board.

V APPROVAL OF THE AGENDA

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

VI APPROVAL OF THE MINUTES

The minutes of the July 14, 2009 meeting were **approved** as amended by general consent.

VII STAFF REPORT

Mr. Roan presented statements in regard to the very sad passing of Mr. Ed Drane on August 6, 2009. Mr. Drane had served the Town, the Design Review Board, and the community of Hilton Head Island with distinction for over 18 years. Mr. Drane's integrity and his dedication to his principles of architecture and design helped to shape and maintain Hilton Head Island's character. Mr. Drane was a valued friend and colleague to many of us and he will be missed.

Mr. Roan updated the board on the recent opening of two CIP projects - the new Fire & Rescue Training Facility/Facilities Management Building and the new Coligny Beach Park. The Board complimented Mr. Roan on the aesthetics and high-quality design of the Coligny Beach Park.

VIII BOARD BUSINESS

On behalf of the board, Chairman Caretsky read into the record a letter of sympathy to the family of Mr. Edwin Drane. Chairman Caretsky stated that Ed's architectural knowledge and professional guidance played a key role in maintaining Hilton Head's image of "Island Character." Mr. Drane was very instrumental in producing the Town's "*Design Guide*". Ed's assistance and thoughtful insight to the Design Review Board in their deliberations will be missed. Ms. Kathleen Carlin will type the Chairman's letter of sympathy and will forward it to Mr. Drane's family on behalf of the board.

IX UNFINISHED BUSINESS

None

X NEW BUSINESS

(Mr. Todd Theodore recused himself from review of the following item due to a professional conflict of interest. A Conflict of Interest Form was completed for the record).

Plantation Center – Alteration/Addition

Mr. Roan introduced the project and stated its location on William Hilton Parkway. The original building was built of concrete masonry and steel with a stucco exterior and flat roof. The owner would like to update the exterior of the building to make it more appealing for future tenants. The proposed work is to modify the size of the existing windows and to add storefront windows and doors to the William Hilton Parkway elevation.

The applicant would like to add wood trim to all of the windows with the addition of Bermuda shutters on the first floor and shingled canopies with wood brackets to the second floor. The staff would like to see the transom detail added to the front windows similar to the new entrance.

Mr. Roan stated that there is no landscape element with the submission. The staff recommends some form of 15-18" groundcover across the front of the beds created by the new walkway, as well as some form of understory tree in front to anchor the corners of the building. Following the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Sam McCleskey, Architect, presented statements in support of the application. The board and the applicant discussed the project and the staff's recommendation for additional landscaping. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Parker made a **motion to approve** the project as submitted noting for the record that all of the materials are to match the existing and that the brackets are a treated 4 x 4 or an element of similar scale holding the shed roof up. Chairman Caretsky requested that Mr. Parker amend his motion to include the above referenced landscaping recommendation. Mr. Parker agreed to amend the motion. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 5-0-2 (two abstentions).

T-Mobile – Antennae Replacement

Mr. Roan introduced the project and stated its location on William Hilton Parkway near Folly Field Road. The application is to replace existing antennae on a mono pole tower. A small equipment box will go into an existing equipment building. The tower will also be reinforced to allow for the replacement antennae. The staff recommended approval of the application. The board discussed the project and agreed with the staff's recommendation for its approval. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **approve** the application as submitted. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-1 (one abstention).

Smokehouse Restaurant

(Mr. Tom Parker recused himself from review of the following item due to a professional conflict of interest. A Conflict of Interest Form was completed for the record).

Mr. Roan introduced the project and stated its location on Palmetto Bay Road (the former Sticky Fingers Restaurant). Mr. Roan described the front elevation including a canopy element over several windows across the front. Mr. Roan also described the side and rear elevations including the parking area. The building has a green standing seam metal roof with a board-on-board fence to the rear of the building (six-foot high dog eared picket fence).

The applicant would like to expand the existing deck out front. They would also like to add a new sand paver area to the front and add new pavers for the smokers to the rear of the building. Mr. Roan described the existing fence, the proposed fence extension, the proposed deck including the railing system, as well as a new outdoor fire place. A new entry feature is proposed as well as a new chimney for the inside.

The applicant would like to repair and repaint the existing standing seam metal roof. The existing green roof color will be re-painted a burgundy red color. The staff recommended overall approval of the application with the condition of a more articulated landscape plan to help soften the new patio from the street elevation. Chairman Caretsky thanked the staff for their presentation and requested that the applicant make his presentation.

Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. The board and the applicant discussed several issues including a small roof area to the far right of the entrance elevation, the design of the new deck, the burgundy roof color, and the color of the brick (a Charleston low country style). The board agreed with the staff's recommendation for additional landscaping to screen the deck area.

At the completion of the discussion, Chairman Caretsky stated that no action is required today by the board. The applicant will consider today's recommendations and will submit a final plan for the board's review at a later time.

(Mr. Tom Parker recused himself from review of the following item due to a professional conflict of interest. A Conflict of Interest Form was completed for the record).

Vetronix Building

Mr. Roan introduced the project and stated its location on Arrow Road. The building is well screened and nearly invisible from Arrow Road. The applicant is proposing to add a new storage room to be located on the front/left side elevation. Mr. Roan reviewed the Arrow Road elevation, the entrance elevation, the left side elevation, and the front/left side elevation. Mr. Roan presented staff comments in support of the addition. The block foundation will match the existing. The staff recommends approval of the application with a caveat regarding the need for additional landscaping. The removal of some existing landscaping (due to the construction) will need to be replaced. Also, there are three existing Bay trees (that will be displaced by the construction) which will need to be replanted somewhere else on the site.

Following the staff’s presentation, Chairman Caretsky requested that the applicant make his presentation. Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. Mr. Parker stated that the roof color and the building color is “General Dynamics” grey. Mr. Parker described the existing building in relationship to the proposed addition. The existing building has strong horizontal lines. The storage room addition is a rectangular element that is broken away from the building with a “*sliver of glass*”. The applicant is proposing a contrasting texture with the siding while still keeping the same color scheme.

The board and the applicant discussed the metal siding material, the split-faced block, and the flat roof. Several board members complimented the applicant on the design and the aesthetics of the project. The board agreed with the staff on the need for additional landscaping. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Theodore made a **motion** to **approve** the application with the following conditions: (1) the three Bay trees, which will be displaced by the construction, should be replanted elsewhere on the site; (2) the applicant is to add additional landscaping around the perimeter of the addition as discussed today. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-1-2 (Mr. Behling was opposed to the motion; there were two abstentions).

XI APPEARANCE BY CITIZENS

None

XII ADJOURNMENT

The meeting was adjourned at 2:20pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman