

**The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, October 26, 2010 Meeting
1:15p.m. - Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present: Acting Chairman Todd Theodore, Ted Behling,
Scott Sodemann and Galen Smith

Board Members Absent: Chairman Tom Parker and Jennifer Moffett

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Review Administrator
Sally Krebs, Natural Resources Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Acting Chairman Todd Theodore called the meeting to order at 1:15p.m.

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 September 28, 2010 meeting were **approved** as presented by general consent. Please note that on October 12, 2010 the Design Review Board was unable to conduct official business due to the lack of a quorum. Several Board members did attend on that meeting date and an informal discuss was held on the agenda's business items. No official action was taken by the Board. A notice reflecting the discussion held on October 12th will be included in the November 9, 2010 packet.

6. STAFF REPORT

Mr. Roan stated that training on Form Based Codes will be held in Council Chambers immediately following today's business meeting.

7. BOARD BUSINESS

The Design Review Board **approved** the Schedule of Meetings for 2011 as presented by staff.

8. **UNFINISHED BUSINESS**

Honey Horn – Armstrong-Hack House Renovations – DR100040 – Alterations/Addition

Mr. Roan presented background details on the application. The applicant proposed to renovate the Armstrong/Hack House to use as an office facility. The new facility will house a reception area, museum employee offices, conference space, copy/workroom, restrooms, and a break room. The staff believes that the proposal is a successful renovation of an existing building and recommends approval pending clarification of any impacts to the trees. Minimal landscape is in keeping with the facility. Long-term maintenance should be commensurate with that of the Main House. Mr. Roan stated that existing trees are not shown on the site plan, so it is impossible to estimate what the impact to the trees will be. There are several trees on the same side of this structure as the proposed construction.

The Board and the staff discussed the site, the location of the existing trees, and the proposed project. The Board agreed with the staff's recommendation for approval. Following final comments, Chairman Theodore requested that a motion be made.

Mr. Behling made a **motion to approve** the Honey Horn Armstrong-Hack House Renovation application as presented by staff. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Parkway Medical Center – DR100039 – Minor External Change

Mr. Roan presented background details on the application. The applicant (Coastal States Bank) is proposing to install a secondary entry with all materials and colors to match the existing. Mr. Roan reviewed the site plan, the elevations, and the proposed project. The staff believes that the finish and divided light pattern of the new door should reflect those at the main entry. Some sort of alcove or even minimal roof element at the new entry might lend it some significance in form and function.

Mr. Roan stated that the new door will require a pathway and details regarding the pathway were not included in the submission. These details will be required. Any landscape that is affected by the proposed construction will need to be remedied. The Board and the staff discussed the site, the pathway, and the proposed project. Following this discussion, Chairman Theodore requested that a motion be made.

Mr. Sodemann made a **motion to approve** the Parkway Medical Center application with the following conditions: (1) the new door shall be painted the same color as the existing window frames; (2) the muntin pattern of the new door shall complement the existing main entry door; (3) a site plan shall be provided that included details for the pathway connection between the parking lot and the new door. Landscaping details shall be included in the submission. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Courtside Villas – DR100041

Mr. Roan presented background details on the application. The applicant is requesting a slight color change (as shown on the applicant's color board). They are replacing the existing wood siding and railings with stucco and aluminum, respectively. The existing rough sawn lap siding areas and replace it with hard coat stucco. The use of hardi-plank is also an option. The applicant would like to remove the existing hand rails and replace them with code approved aluminum handrails. The aluminum railings will be powder-coated. The parameters of the Design Guide would favor keeping the lap siding over the stucco replacement. Any impact to the existing landscape should be repaired with materials of equal size, species, and location.

The Board and the staff discussed the existing site and the proposed project. The Board agreed with the staff's comments. Following final comments by the Board, Chairman Theodore requested that a motion be made.

Mr. Behling made a motion to approve the Courtside Villas application with the condition that the applicant shall protect the existing landscaping during construction. Mr. Sodemann seconded the motion and the motion passed with a vote of 4-0-0.

K-Shuttle – SIGN100165

Mr. Roan reported that this applicant is not ready to proceed with their application today. They will resubmit at a later date.

9. NEW BUSINESS

Broad Creek Marina – Outdoor Bar – DR100042 – New Development Conceptual

Mr. Roan introduced the project and stated its location. Mr. Roan presented an in depth review of the existing site and the proposed project. Pending today's comments, the staff believes that the structural element of the project can continue moving forward. However, the issue regarding the existing live oak trees on site (particularly a 58" live oak tree) will need to be resolved prior to final approval.

Mr. Roan stated that the proposed roof structure utilized four colors, all with a precedent on the Island, individually. The color samples are much more muted than what is indicated on the rendering. The corresponding wood elements (piles/poles) and finished (creosote) indicate a facility that has gone through several evolutions over a long period of time, reinforcing the roof palette. All elements reviewed individually might seem non-compliant to the *Design Guide*, but collectively, they complement one another nicely, relative to the program.

Mr. Roan stated that an ADA compliant seat will be required at the bar with a counter height of 36" above FFE. The floor plans do not designate any equipment inside of the building. A hood system may be required, and the hood vent is not shown on the elevations. The proposed site is partially in a 'C' zone—no minimum floor elevation is required—and partially in an 'A7' zone which requires a minimum first floor elevation of 14' msl. The site appears to be all at elevation 14' and higher.

Mr. Roan reported that placement of the structure relative to the specimen (58") live oak tree shown on the site analysis will be critical for approval (relative to DRB and Development Plan Review approval). As shown today, the structure needs to be moved. Ms. Sally Krebs agreed with these statements on behalf of the Natural Resources Department. An approved landscape plan with a full plant schedule will be required in order to issue a Notice of Action for a Building Permit application.

Special care should be taken to reflect the native waterfront landscape and existing tree canopy. At the completion of the staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The applicant discussed the history of the project. The Board reported their concern with the multiple colors proposed for the roof. The Board recommended that the colors be toned down and reduced to two colors instead of four colors.

The Board and the applicant discussed the kitchen area, the bar, the storage area, the cooler, and the exhaust system. The Board and the applicant discussed the specimen trees and the need to change the location of the building in order to accommodate the 58" live oak trees. At the completion of the discussion, Chairman Theodore requested that a motion be made.

Mr. Sodemann made a **motion to approve** the Conceptual application for the Broad Creek Marina Outdoor Bar with the following conditions: (1) the roof colors shall be restudied; (2) a complete color board shall be provided for review and approval; (3) the applicant shall relocate the building as necessary based on the location of the existing 58-inch live oak tree. Mr. Behling **seconded** the **motion** and the motion **passed** with a vote of 4-0-0.

*(*Chairman Theodore recused himself from the review of the following application due to a potential conflict of interest. A Conflict of Interest Form was signed and attached to the record.)*

Barony Beach Club Pool Bar – DR100043 – New Development Conceptual

** As there are only three Board members available to review this application, the members may discuss the project and make comments. However, no official action may be taken today).*

Mr. Roan introduced the project and stated its location. The project consists of a new pool side bar and grill for Marriott's Barony Beach Club. The new building will contain 395 square feet of materials, and colors will match the existing.

Mr. Roan reviewed the porch column details and metal roof details. Mr. Roan also reviewed the required flood proofing, the service yard, bar seating, kitchen, storage, cooler, and stucco details. The hood element details are not shown on the drawings. The staff recommended approval with conditions. At the completion of the staff's presentation, the Board requested that the applicant make his presentation.

Mr. Tom Crews, Architect, presented statements in support of the application. The applicant discussed flood proofing details, the elevations, ADA accessible seating, roof details, and hood elements details.

Mr. Todd Theodore, Landscape Architect, presented statements with regard to the existing trees and landscape plans. The Board discussed the project in depth. Official action on this application will take place on November 9, 2010.

Somerset – Re-Roof – DR100044 – Minor External Change

Mr. Roan introduced the project and stated its location. The applicant is proposing to replace the existing shingle roof with a new standing seam metal roof. Three colors have been provided by the applicant. Color choice # 1 (grey) is preferred by the applicant because it is the closest in color to the project's existing concrete tiles. The staff and the Board discussed the color choices and agreed with the preference for color # 1 (grey). Following the staff's presentation and discussion by the Board, Chairman Theodore requested that a motion be made.

Mr. Sodemann made a motion to approve the Somerset re-roof application as presented by the staff with color choice # 1 grey. Mr. Behling seconded the motion and the motion passed with a vote of 4-0-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:30p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Todd Theodore
Acting Chairman