

Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, March 8, 2011 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Chairman Tom Parker

Council Members Present: Bill Ferguson

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

1. CALL TO ORDER

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

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

The staff recommended a change in the review order of today's New Business applications. The staff recommended that the Humane Association application be heard first. The Board agreed to the change in review order; and the revised agenda was **approved** by general consent.

5. APPROVAL OF THE MINUTES

The minutes of the February 22, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

Humane Association - 10 Humane Way DR110016 - Alteration/Addition

Mr. Roan presented an in-depth review of the application including the site plan, facades, the exposed concrete masonry unit, and the elevations. The applicant is proposing to renovate a 1,323 square foot portion of the existing Atherton Annex building and add a new 1,918 square foot building adjacent to the existing building. The goal is to eliminate the mismatched exterior

of the existing building; and replace it with exterior finishes in keeping with the recently renovated Adoption Center. The colors and materials will match the existing. A hodge-podge of existing chain link fencing, freestanding kennels, and an open roof over concrete slab structure will be eliminated.

The staff believes that the renovation and the addition are in keeping with the first phase of improvements. There are functional and visibility issues to consider when reviewing the CMU elevations relative to typical. There is no landscape element to this submittal. Mr. Roan stated that any foundation plantings would be impractical given the use of the dog-run and the daily maintenance of the building. The exterior views are blocked by heavy wax myrtle vegetation at the buffers. At the completion of staff's presentation, Acting Chairman Theodore requested that the applicants make their presentation.

Mr. James Baker, with Tom Peeples Builders, and Ms. April Fisher, with Court Atkins Architects, presented statements in support of the application. The Board and the applicants discussed the project. As part of their discussion, the Board stated a preference for addressing the primary elevation of the north side of the renovated building with a stucco treatment. Following this discussion, Chairman Theodore requested that a motion on this application be made.

Mr. Sodemann made a **motion to approve** the Humane Association - 10 Humane Way application with the condition that the applicant shall address the primary elevation of the north side of the renovated building with a stucco treatment and colors to match the existing Administration Building. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Hinchey's Chicago Bar and Grill Deck – DR110007 Alteration/Addition

Mr. Roan presented a brief history of the application. This project is for the addition of an outside deck on the side of Hinchey's Restaurant on the Southeastern side of the Metropolitan Hotel. The Board's previous comments regarding the railing details, the width of the stairs, and the skirting have been addressed by the applicant. Staff believes that the railing detail incorporates the improvements proposed by the Board. The top rail should probably have a larger dimension than the post. Also, the finishes (stain, paint, etc.) should be clarified and the landscape material (Viburnum, Indian Hawthorn, etc.) should be identified by the applicant.

The Board discussed the project and the recent design improvements. The Board reviewed the railing detail and stated a preference for a heavier top rail. The applicant was not present at today's meeting for comments or questions from the Board. Following the Board's discussion, Chairman Theodore requested that a motion on this application be made.

Mr. Behling made a **motion to approve** the Hinchey's Chicago Bar and Grill Deck application with the following conditions: (1) the deck shall be unfinished; (2) the applicant shall return to the Board if he wishes to paint or finish the deck; (3) 3-gallon Indian Hawthorne or equivalent shrubs shall be placed in front of and along the sides of the deck; (4) the cable rail may be continuous if the applicant desires or as submitted; (4) the cap of the railing shall be increased to 3". Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 6-0-0.

1400 Main Street – DR110014 - Minor External Change

Mr. Roan provided an in-depth review of the application including the site, the elevations, colors and materials, and the landscaping. The applicant is proposing to add visual interest to the back of the building. The back side of the property is currently painted one shade of beige. The applicant would like to repaint the façade in three colors, adding low screening walls, and plantings. Green fabric shed awnings are proposed to cover the existing vent structures. Mr. Roan distributed fabric and paint samples for the Board's review.

Regarding the proposed color palette, the staff has questions about the color of the end units. Staff recommended that the applicant match that color making it the baseline color (and then find two harmonious colors to go with the baseline color). This would prevent a change in the existing baseline color.

The staff believes that the project is a good update to the back of the building, but some points still need to be clarified. Details of the screen wall should be provided, and details of the landscaping still need to be provided. The paint palette provides variety and interest to the elevation (but there is the question of tying it into the existing color of the end walls on the end units). A paint key should be provided to clarify the applications. The applicant was not available at today's meeting for questions or comments from the Board.

The Board discussed the project including the landscaping, the color palette, and details regarding the awnings. The Board questioned the size of the awnings, the pairs of awnings, and the number of awnings. Additional information is needed. Regarding the landscaping, the applicant may wish to consider the addition of a medium-size palm or a live oak tree spaced strategically as this may help break up the area and reduce the number of awnings.

At completion of the discussion, the Board recommended that today's application be withdrawn by staff on behalf of the applicant in order to address the above referenced concerns. The size of the individual awnings is important. The color shade should be wrapped around successfully as referenced above. The staff agreed to withdraw today's application on behalf of the applicant. Staff will meet with the applicant to discuss the Board's recommendations.

1301 Main Street – DR110015 – Minor External Change

Mr. Roan introduced the application and stated its location in Main Street Village. Mr. Roan presented an in-depth review of the application. The applicant is proposing to modify the building's existing windows on two locations. The applicant would like to replace three single windows to a large bay window. The purpose of the proposed change is to increase street presence and to have a larger display area.

The staff believes that the change in fenestration feels slightly under-proportioned. And, while not recommended, if the bays are installed, they should be in keeping with the façade. The Board discussed the project and stated a strong preference for the existing window system versus the proposed bay window system. The existing window system has the correct scale and symmetry for the building. The applicant was not available at today's meeting for questions or comments from the Board. Following final comments, Chairman Theodore requested that a motion be made.

Mr. Behling made a **motion** to **deny** today's application for 1301 Main Street. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Bomborals Grille (Coligny Plaza) – DR110017 - Addition/Alteration

Mr. Roan introduced the application and stated its location in Coligny Plaza. Mr. Roan presented an in-depth review of the application including the site, the elevations, and the bike path. Staff is concerned that today's submission does not indicate where the entry points are located. Additional information is required on the entry points coming from the bike path. Staff is concerned that there is no real spatial definition in today's submission. There needs to be separation from the bike path. Staff has requested additional information regarding the landscaping plan. Mr. Roan presented an in-depth review of the existing landscaping.

The Board discussed details of the application including the overall site and the bike path. The Board agreed with staff's concerns regarding the need for additional information. The Board stated that they support the idea of an outdoor café; however, additional information is required.

The Board requested that the applicant provide an up-to-date site plan and up-to-date photos. The Board reviewed a sample of the pavers and questioned how the pavers will be applied. Care should be taken with the installation of the pavers. The applicant should consider traffic flow and the usability of the space. Accurate site information is required as well as a complete landscape plan. Details regarding the bike parking should be provided. The shape/design of the project might be reconsidered -- additional thought in design should be given integrating the landscaping. The Board would like to see how the applicant perceives the outdoor café's seating arrangement—the applicant should consider circulation and the need for bike parking as well.

The Board recommended that today's application be withdrawn in order for these items to be addressed by the applicant. Mr. Roan stated that the staff will meet with the applicant to discuss today's recommended direction. The application was withdrawn by staff on behalf of the applicant.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:20.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Todd Theodore
Acting Chairman