

**Town of Hilton Head Island  
Design Review Board  
Minutes of the Tuesday, September 11, 2012 Meeting  
1:15p.m – Benjamin M. Racusin Council Chambers**

**APPROVED**

Board Members Present: Chairman Scott Sodemann, Vice Chairman Deborah Welch,  
Jake Gartner, Jennifer Moffet, Tom Parker, Galen Smith and  
Todd Theodore

Board Members Absent: None

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer  
Julian Walls, Facilities Manager/Project Manager  
Teri Lewis, LMO Official  
Richard Spruce, Plans Review Administrator  
Kathleen Carlin, Secretary

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**1. Call to Order**

Chairman Scott Sodemann 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 Board **approved** the minutes of the August 14, 2012 meeting as presented by general consent.

**6. Staff Report**

None

**7. Board Business**

None

**8. Unfinished Business**

None

**9. New Business**

A. **Fire Station # 6** – New Development Conceptual DR120024

Ms. Ray introduced the application and stated its location on a new access road named Dalmatian Lane. The new access road will connect to Queen's Folly Drive in Palmetto Dunes. Ms. Ray presented an overhead review of the existing Fire Station # 6, a photo of the cleared lot for the new

Fire Station # 6, the demolition plan, the site survey, the entrance to St. Andrews Commons, and the existing road access. Ms. Ray also reviewed the building's elevations, the preliminary design, the proposed materials, and the color palette. Ms. Ray presented details regarding the landscape plan and the adjacent property. The staff also briefly reviewed the project's energy saving features and LEED certification. The staff recommended that the Conceptual application be approved. Following the staff's presentation, Chairman Sodemann asked if the architect for the project, Mr. Mathew Brown, with Stewart-Cooper-Newall Architects, would like to make a presentation. Mr. Brown stated that he did not have anything to add to the staff's presentation.

The Board discussed the Conceptual application. Mr. Parker presented statements regarding the theme (prototype) of the new fire station. Mr. Julian Walls presented statements regarding the prototype design. This is the sixth fire station to use the same design theme. Mr. Theodore asked about the type of pervious pavement that will be used in the parking areas. Mr. Theodore recommended that the sidewalk located along Dalmatian lane be pulled off of the road as much as possible with a grass strip placed in between. The design of the sidewalk along Dalmatian Lane should be treated more like a pathway. The Board discussed the site analysis and the access to St. Andrew Commons with Ms. Ray.

Chairman Sodemann stated that the Conceptual landscape plan for Fire Station # 6 needs to address the separation between St. Andrews Common and the fire station. Privacy for St. Andrews Common will be important. Chairman Sodemann stated that he agrees with the comments presented by Mr. Theodore regarding the location and the design of the sidewalk. Following final discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** Fire Station # 6 - New Development Conceptual Review application DR120024 as submitted with the recommendation that the applicant will restudy Dalmatian Lane to see if the sidewalk can be pulled back from the street. Design of the sidewalk should be treated more like a pathway. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

#### B. Westin Hilton Head Resort & Spa - Alteration & Addition DR120025

Ms. Ray introduced the application and stated its location, 2 Grasslawn Avenue. The new owners of the resort are proposing to make several exterior architectural revisions to the property. Exterior architectural revisions will be to the Porte Cochere, the new mid-level Open Air Bar, and the Covered Pool Pavilion.

Ms. Ray stated that the staff still needs to receive the applicant's Port Royal Plans Approval Board's approval letter for this project. The applicant is requesting that the Board review the project and provide comments today. Action on the application will need to be tabled until the staff's receives the required approval letter.

Ms. Ray presented an in-depth overhead review of the project including photographs of the existing site, the demolition plan, the site analysis, the design plans, and the landscaping plan. Ms. Ray reviewed plans for the new Open Air Bar, a two-level structure. The intent is to provide additional bar/lounge seating for guests in a pedestrian-scaled structure. The applicant proposes to remove the existing white curved planter with Crepe Myrtles and the white trellis structure. The hedge at the curved wall will remain except for a portion of the middle. The same stucco, green shutters, and green metal roof elements will be used.

Ms. Ray reviewed plans for the Covered Pool Pavilion. In order to reduce the mass of the existing Covered Pool Pavilion and open up views from the North Wing guestrooms to the ocean, the existing pyramidal roof on the Covered Pool Pavilion will be removed and reconstructed as a flat roof.

Shutter drop panels will be included in each bay of the renovated structure to continue a new shutter theme being introduced elsewhere on the property and in the hotel interior renovation.

Colors and materials proposed for all new structures and structural modifications will match the existing. Ms. Ray discussed the staff's concerns with the flat roof structure at the Covered Pool Pavilion. A pitched roof may be more appropriate.

A new entry experience at the Porte Cochere will include removal of the existing entry vestibule skylight and extension of the Porte Cochere barrel vault into the newly remodeled lobby space. The existing glass entry storefront will be replaced with a new storefront to reflect this architectural change. New shutter drop panels will be added at each bay of the entry arcades flanking the Porte Cochere. Full height shutter panels will be added in the arcade bays immediately flanking the entry to screen valet key boxes and luggage carts. Ms. Ray presented samples of the materials and colors for the new full-length shutters. All other materials and colors will match existing.

The staff recommended that the application be approved (contingent upon receipt of the Port Royal PAB letter) with the condition that the ends of the shrubs be replaced as needed to finish the end of the planter. The staff also recommends that the applicant restudy the roof structure at the Covered Pool Pavilion. At the completion of staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Paul Chelminaik, with Joseph Wong Architects in San Diego, presented statements in support of the application. The applicant discussed plans for the Covered Pool Pavilion, the Open Air Bar, and the Porte Cochere. The Board and the applicant discussed the roof pitch and symmetry of the two beach-side buildings.

Mr. Theodore recommended that additional character detail be added to the mid level Open Air Bar. It seems too monolithic and, because it is a prominent feature, additional detail is needed. Also, the stucco is a little too blocky, additional character detail will take the edge off of the blocky stucco. The Board stated that they liked the new full-length shutters at the Porte Cochere.

The Board and the applicant discussed the addition of trellis elements to soften the contemporary design. The Board stated that a pitched roof in the Covered Pool Pavilion would be a good idea. At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** that the Board should **table** action on the Westin Hilton Head Resort & Spa application DR120025 until the staff has received the required approval letter from the Port Royal Plans Approval Board. The Board stated that prior to their Final Review of this application, the applicant should consider the design recommendations discussed at today's meeting. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

#### C. Springwood Villas HPR - Minor External Change DR120026

Ms. Ray introduced the application and stated its location, 36 DeAllyon Avenue. The applicant is proposing to install a 6-ft. high green vinyl clad chain link fence for security purposes. The fence would be installed between the Springwood property and the Town's natural area located along Cordillo Parkway. The primary purpose for the fence is to deter or eliminate foot traffic trespassing on Springwood property. The applicant will need to meet with Natural Resources before any clearing is done. Staff recommends approval of the application with the condition that the applicant will replace any vegetation that is displaced by the fencing. At the completion of staff's presentation, Chairman Sodemann requested that the applicant make his presentation. The applicant was not present at the meeting.

The Board discussed several issues including the mitigation of displaced vegetation and potential

legal problems related to the Town-owned land. The applicant will need to work with Natural Resources regarding the possible placement of additional vegetation to fill in any visible gaps along the fence line. The Board recommended that the applicant have a written agreement with the Town regarding the Town's future use of their property. Following final discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion** to **approve** Springwood Villas HPR, DR120026 with the following conditions:

- (1) The fence is to be set back from the pavement area so that there is natural vegetation in front of and behind the fence;
- (2) That the setback not be restricted by limiting its offset from the Springwood property;
- (3) The Town and Springwood not limit the Town's future use of the land;
- (4) That the fence location be reviewed in the field with the Town staff Natural Resources prior to construction to minimize impacts to existing vegetation.
- (5) That existing vegetation be supplemented with native materials as needed in areas where fence is exposed.

Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 7-0-0.

#### 10. APPEARANCE BY CITIZENS

None

#### 11. ADJOURNMENT

The meeting was adjourned at 2:00p.m.

Submitted By:

Approved By:

September 25, 2012

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Kathleen Carlin  
Secretary

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Scott Sodemann  
Chairman