

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, November 18, 2014 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present:	Chairman Scott Sodemann, Vice Chairman Jake Gartner, Ron Hoffman, Galen Smith, Dale Strecker, Kyle Theodore and Brian Witmer
Board Members Absent:	None
Town Council Present:	None
Town Staff Present:	Jennifer Ray, Urban Designer Richard Spruce, Plans Examiner Kathleen Carlin, Administrative Assistant

1. Call to Order

Chairman Sodemann called the meeting to order at 1:15p.m.

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

5. Approval of the Minutes

- a. The Board **approved** the October 28, 2014 meeting minutes as submitted by general consent.
- b. The Board **approved** the November 4, 2014 meeting minutes as submitted by general consent.

6. Staff Report

Ms. Ray reminded the Board that the Tuesday, December 9th meeting will be the last DRB meeting of the year.

7. Board Business

None

8. Unfinished Business

None

9. New Business

A. Alteration/Addition

1) 5 Lagoon Road DRB-002014-2014

Ms. Ray introduced the application and stated its location within the Coligny District. Ms. Ray presented an in-depth overhead review of the application including an aerial photo of the site, the elevations, and the site analysis. The proposed work is primarily focused on the front façade, handicap access, and minor façade improvements. Minor changes to the

building include removing a front window, modifying the main door, and adding a gable to the front elevation. The side elevation and the rear elevation will remain largely as is. Ms. Ray presented an in-depth review of the elevations.

Ms. Ray stated that all existing colors will remain with the exception of the second floor siding and trim. The existing second floor siding is a grey color. The applicant is proposing to change the color to Sherwin Williams 6532 "Aura White". Staff is concerned with the purple tint of this color and recommends that a lighter shade of grey be used instead. A lighter shade of grey will provide some relief to the white stucco and will complement the existing grey shingle roof. The staff recommends Sherwin Williams 7064 "Passive" or a similar shade of grey.

The staff recommends that the soffit, the trim and window/door associated with the stucco portion of the building be painted as proposed. Staff recommends that the proposed color of the second floor window trim be changed to match the existing. Staff believes that the first floor and second floor should be consistent.

Minor landscaping changes are proposed including the addition of crape myrtles between the existing palms along Lagoon Road, the addition of juniper along Lagoon Road, and the addition of boxwood adjacent to the new aluminum fence. The quantity and spacing of the boxwoods should be adjusted to provide adequate material to fill in the area. Staff recommends 4-ft. on center spacing. The area between the handicap ramp and the adjacent parking area should be filled in.

The staff recommends that the applicant consider lirioppe, if space does not allow the continuation of boxwood. Any existing material that is removed from the Lagoon Road landscape area should be replaced with a similar material (something other than just juniper) in order to maintain an intermediate plant level.

Ms. Ray stated that the existing handicap ramp will be re-worked and the white wood railing is proposed to be replaced with a simple black aluminum railing. The staff recommends a grey color be chosen for the railing that will provide less contrast between the "white" stucco and a black railing. Ms. Ray distributed hard samples of the proposed colors for the Board's review. The staff recommends approval of the project with the above comments included. Ms. Ray stated that the Forest Beach Owner's Association has approved the project with the condition that the colors and materials match the existing. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Jeff Cramer, Architect, and Mr. Ned Gilleland, property owner, presented statements in support of the application. The applicants presented comments regarding the proposed color palette. Following the applicant's presentation, Chairman Sodemann requested statements from the Board.

The Board discussed several issues including the proposed colors, the aluminum railing, existing palm trees, and new plant materials. The Board discussed the location of the handicap ramp as related to the buffer area between the building and the sidewalk.

The Board stated their concern with the proposed removal of intermediate landscape materials. Additional plant materials will be needed to replace those removed at the

