

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, October 13, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers

APPROVED

Board Members Present:	Chairman Jake Gartner, Vice Chairman Dale Strecker, Michael Gentemann, Ron Hoffman, Debbie Remke, Kyle Theodore and Brian Witmer
Board Members Absent:	None
Town Council Present:	None
Town Staff Present:	Jennifer Ray, Urban Designer Richard Spruce, Plans Examiner Charles Cousins, Director, Community Development Department Jill Foster, Deputy Director, Community Development Department Kathleen Carlin, Administrative Assistant

1. Call to Order

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

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

Ms. Ray stated that application DRB-001757-2015, Graves Warehouse, is withdrawn. The applicant was unable to get their ARB approval on time. This application will appear on the October 27, 2015 agenda. The Board **approved** the agenda as amended by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the September 22, 2015 meeting as submitted by general consent.

6. Staff Report

Ms. Ray stated that the updated Design Guide was approved by Town Council on October 6, 2015 and is now in effect. The staff will provide hardcopies of the Design Guide for all Board members and will provide training at a later date.

7. Board Business

The Board reviewed the proposed 2016 Meeting Schedule. Chairman Gartner requested that a motion be made to approve the meeting schedule. Ms. Remke made a **motion** to **approve** the 2016 Meeting Schedule as submitted. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 7-0-0.

8. Unfinished Business

None

9. New Business

A. Alteration/Addition

1. Ocean Gate repaint/re-roof DRB-001821-2015

Ms. Ray introduced the application and stated its location, 2 North Sea Pines Drive. The applicant is proposing to repaint and reroof the gatehouse and its single ancillary kiosk. Ms. Ray presented an in-depth overhead review of the application including the roof material and proposed colors. The Sea Pines Plantation ARB has reviewed and approved the project and staff recommends approval as submitted. Following staff's presentation, Chairman Gartner invited the applicant to make his presentation. Applicant, Mr. David Henderson, stated that he has nothing to add to the staff's presentation. The Board discussed the application and stated that they agree with staff's recommendation for approval of the application. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Gentemann made a **motion** to **approve** DRB-001821-2015 as submitted. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

2. Greenwood Gate repaint/re-roof DRB-001824-2015

Ms. Ray introduced the application and stated its location, 46 Greenwood Drive. The applicant is proposing to repaint and reroof the gatehouse and its two ancillary kiosks consistent with proposed changes to Ocean Gate. Ms. Ray presented an in-depth overhead review of the application including the roof material and proposed colors. The Sea Pines Plantation ARB has reviewed and approved the project and staff recommends approval as submitted. Following staff's presentation, Chairman Gartner invited the applicant to make his presentation. Applicant, Mr. David Henderson, stated that he has nothing to add to the staff's presentation. Following brief comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Gentemann made a **motion** to **approve** DRB-001824-2015 as submitted. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

3. Renovation as law offices DRB-001839-2015

Ms. Ray introduced the application and stated its location, 155 William Hilton Parkway. The applicant is proposing to redevelop the building for use as a law firm. Ms. Ray presented an in-depth overhead review of the project. The Town owns the site including parking and landscape areas, therefore, only the building is under review. Due to the building's age, location, and assessed value only minor modifications are planned. Primary alterations include removing the existing main entrance door with associated glass block and replacing it with storefront to match existing and removing the canopy on the front of the building. Following staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Jose Fuentes presented statements in support of the application including comments regarding the building color, and future improvements to access, parking, and landscaping. The Board discussed the application and presented comments regarding the addition of some landscaping. The Board stated that they appreciate the applicant's efforts to improve the site and the building. The Board suggested a lighter color choice, perhaps two different colors, to improve the aesthetics. The applicant stated that he plans to repaint the building. The staff

can assist the applicant with potential colors. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Hoffman made a **motion** to **approve** application DRB-001839-2015 as submitted. Mr. Gentemann **seconded** the motion and the motion **passed** with a vote of 7-0-0.

4. **St. Luke's Church** DRB-001840-2015

Ms. Ray introduced the application and stated its location, 50 Pope Avenue. The applicant proposes to enlarge the existing Parrish Hall, enclose an existing walkway beside the Columbarium, add on and improve the pre-school building, relocate the existing playground, as well as making some minor improvements to the existing parking areas. Ms. Ray presented an in-depth overhead review of the application and noted all colors and materials will match the existing and are well within the Design Guide. The Sea Pines Plantation ARB has reviewed and approved the project. The staff recommends approval as submitted. Following staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Sam McCleskey presented statement in support of the application. The applicant stated that that they want the project to be a seamless addition to the church. Mr. McCleskey presented statements regarding accessibility issues and stated that he has worked with Mr. Richard Spruce, Plans Examiner, on the project. The applicant stated that they would like to pull the steps on the back out slightly to improve accessibility. Due to state fire regulations for pre-schools, the applicant may be required to place a ramp on the front of the building. Mr. McCleskey presented details regarding the proposed ramp, handrail, and sidewalk and stated that he is hopeful the Board will permit the staff to approve the ramp addition pending a final decision on the required location.

The Board discussed the application. The Board stated that they like the project and that it fits seamlessly with the existing building. The Board discussed the issue of the proposed ramp and stated that they are not opposed to it being approved at the staff level. The Board also discussed the location of the relocated dumpster. Mr. Chris Darnell, landscape architect, presented comments regarding the new dumpster. The applicant plans to screen the dumpster from view with existing landscaping and proposed landscaping. The Board recommended that, due to its rather prominent location, a fence be placed around the dumpster. This will help tie in some detailing with the rest of the building. Mr. Darnell asked if the Board would consider a vegetative buffer, perhaps with a double staggered row of evergreen shrubs, instead of a fence. The Board stated that, given its exposure on Cordillo Parkway, they would prefer that a wood fence be installed around the dumpster in conjunction with vegetation.

The Board asked the applicant about some existing oak trees that are not shown on the survey. Mr. Darnell presented comments regarding the removal of trees. One tree that is scheduled to be removed has been labeled a hazard tree because it is leaning towards the existing Parrish Hall. Approximately 22 specimen sized trees on site will be preserved. Some diseased pine trees will be removed. The applicant is planning to install three additional live oak trees on site and stated that additional tree mitigation should not be required. The Board presented comments in concern of the large number of trees that are scheduled to be removed between Cordillo Parkway and the parking area. The Board preferred that the spaces to the left of the pavement in pine straw could have been located somewhere else in order to save more of the trees. The Board stated concern with how open the circular drop off area will become

compared to existing. The Board stated that they would like to see some low growing shrubs to help screen the area because the parking area will be very visible from the road.

Mr. Darnell presented comments regarding the turn around and the need for emergency vehicle access. The Board also presented comments regarding the handicap parking and reviewed the material for the parking area and the wood handrails. The applicant stated that there will be no new exterior decorative lighting. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Vice Chairman Strecker made a **motion to approve** application DRB-001840-2015 with the following conditions: (1) dumpster enclosure fencing is to be provided for review and approval by town staff; (2) modifications be made to parking adjacent to Cordillo Parkway to save as many trees as possible by reducing the parking by three or four spaces; (3) evergreen shrubs are to be added adjacent to the circular drop off area between it and Cordillo Parkway and Pope Avenue; (4) any ramp additions be submitted to town staff for review and approval; (5) any exterior decorative lighting is to be submitted to town staff for review and approval. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

(Ms. Theodore recused herself from review of the following application, DRB-001851-2015, due to a professional conflict of interest. A Conflict of Interest Form was completed, signed, and attached to the record.)

5. **World of Beers** - DRB-001851-2015

Ms. Ray introduced the application and stated its location, 30 Shelter Cove Lane, Building 140. Ms. Ray presented an in-depth overhead review of the application including an aerial view of the site.

The Board approved alterations to this building in February 2015 which included the addition of a trellis over outdoor seating. One of the conditions was to add planters which are included in today's submittal. The applicant is proposing to add a rail with gates around the patio and add a storefront folding door with glass and aluminum storefront that will match existing. The staff recommends that the metal and the wood railing be painted rather than be left natural. Ms. Ray presented details regarding the eight additional planters. The intent of the planters is to separate the sidewalk from the outdoor seating. The landscape plan has been updated.

Mr. Richard Spruce has noted that the applicant plans to have heaters hung from the trellis. The staff does not recommend approval of the heaters unless there is a way to conceal them. The utilitarian heaters are not in keeping with the style of the building or Shelter Cove Towne Centre. The staff recommends approval of the application with the following two conditions: (1) eliminate the heaters; (2) the wood and metal handrails be painted to match the building. Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation. The applicant was not present at today's meeting.

The Board discussed the application including the colors and materials. The Board stated that they like the railing. The Board discussed the heaters and most members agreed with staff's concern with hanging them from the trellis unless there is a shield. Perhaps the heaters could be integrated more into the trellis detail and painted to match the trellis.

A couple of Board members stated a preference for SW 6159 “High Tea” paint color for the railing. If the gutter and downspouts are dark bronze, then the dark bronze color would be appropriate for the railing. The Board discussed the need for a pathway to the sidewalk which will affect the landscaping plan. The staff recommended that the gates be relocated to the long side of the patio rather than remove any landscaping. The Board agreed with the staff’s recommendation on this item. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Vice Chairman Strecker made a **motion to approve** application DRB-001851-2015 with the following conditions: (1) the railing and planters be painted to match the building SW 6159 “High Tea” color; (2) the heaters are to either be removed or integrated into the trellis detail; (3) the gates be relocated to the long side of the rail adjacent to the existing sidewalk. Mr. Gentemann **seconded** the motion and the motion **passed** with a vote of 6-0-0.

6. **Engel & Volkers** (7 New Orleans Road) DRB-001852-2015

Ms. Ray introduced the application and stated its location, 7 New Orleans Road. The applicant proposes to renovate this building into a realty company. Ms. Ray presented an in-depth overhead presentation including photos of existing conditions. Staff recommends that more native plant material be integrated into the plan as well as buffer plantings be updated to be consistent with LMO Sec. 16-5-103 (f). A cut-sheet for the proposed pavers should also be provided for review and approval.

The black and white colors are not in keeping with the neighborhood and they are not in keeping with the Design Guide. The staff recommends alternate colors that are more nature blending be selected. The staff recommends approval of the application with the following two conditions: (1) the landscape plan be updated to include more native plant material and enough plan material be included to meet LMO requirements; (2) select alternate colors that are more natural blending. Following the staff’s presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Mike Kronimus, KRA, Inc., presented statements in support of the application. The applicant discussed the preferred black and white color scheme. The applicant proposes to keep the site as existing except to clean up the landscaping. The applicant proposes to remove and replace the existing roofing, replace the existing patio and front stair surfaces with new coral stone, and remove and replace the existing handrails. All other railings at the ramp and rear emergency egress stair will be painted to match the new railings. A new painted wood trellis is proposed on the existing patio.

The Board discussed the application. The Board agreed with the staff that the white color is too white and should be muted to be consistent with the neighborhood and the Design Guide. The Board stated that the staff could work with the applicant to select an appropriate color. Perhaps the white could be a grayish color and the black could be a smoky gray. The Board recommended that the applicant use coquina instead of the coral stone as it is more durable. The railing detail can be worked out with staff’s approval. An updated exterior lighting and paver plan is needed. The applicant can work with the staff on these items. The Board agreed with the staff’s recommendations regarding landscaping requirements.

Following final comments, Chairman Gartner made a **motion to approve** DRB-001852-2015 with the following conditions: (1) the colors will be alternated from white and black to an

approved color per staff's confirmation; (2) the applicant will clarify railing detail, identify all materials and dimensions with staff's confirmation; (3) update landscape plan to meet LMO requirements in buffers; (4) provide cut-sheets for exterior lighting and paver details for staff's confirmation. Ms. Theodore **seconded** the **motion** and the motion **passed** with a vote of 7-0-0.

7. **151 Arrow Road** DRB-001854-2015

Ms. Ray introduced the application and stated its location, 151 Arrow Road. The applicant proposes to repaint their existing metal building. The proposed colors are SW 6191 "Contented" for the building and SW 7551 "Greek Villa" for the trim. The staff recommends approval as submitted. The applicant was not present for questions or comments.

The Board discussed the application. Several Board members stated concern with the white color being too white due to the building's size. The color should be toned down to more of a beige color. The staff can approve a more acceptable color. The gutters and downspouts should match the building color. The green color is acceptable. Other Board members stated that the color scheme is fine as submitted. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Ms. Remke made a **motion to approve** application DRB-001854-2015 with the following conditions: (1) the trim color should be a deeper shade than the proposed color; (2) the fascia, doors, and panels above the window should be the trim color. The roll up doors, downspouts, and body will all be the body color. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

8. **1020 William Hilton Parkway** DRB-001855-2015

Ms. Ray introduced the application and stated its location, 1020 William Hilton Parkway. The color scheme for the repaint of this building is the same as the previous application for the building located at 151 Arrow Road.

The Board discussed the application and presented statements regarding the orange roof shingles on this building. The applicant is not changing the material or the color of the roof at this time. The Board stated some concern with the proposed color palette against the orange roof. The Board suggested that the trim at the gable end be painted the trim color. The fascia and columns should be the trim color. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Ms. Theodore made a **motion to approve** application DRB-001855-2015 with the following conditions: (1) SW 7551 "Greek Villa" be adjusted to be less stark. The applicant should work with the staff to select the color; (2) the body of the building should be SW 6191 "Contented"; (3) the gabled ends of the building, where there are chevron shapes, as well as the louver, should be painted the same color as the body of the building; (4) the fascia, the trim, the columns, and the doors, should be painted the creamy color. Ms. Remke **seconded** the motion and the motion **passed** with a vote of 7-0-0.

B. New Development – Conceptual

(Ms. Theodore recused herself from review of the following application, DRB-001842-2015, Sea Turtle Marketplace, due to a professional conflict of interest. A Conflict of Interest Form was completed, signed, and attached to the record.)

1. **Sea Turtle Marketplace** DRB-001842-2015

Ms. Ray introduced the application and stated its location, 430 William Hilton Parkway. The applicant proposes to redevelop the former Pineland Station Shopping Center. This project received Conceptual approval in December 2014, however, the plans have changed to the point that they are back for another Conceptual review. Ms. Ray presented an in-depth overhead review of the application including existing conditions.

The staff recommends approval of the Conceptual submission with a strong condition that the roof forms and detailing be restudied and that the elevations be more in keeping with the Design Guide and island character. Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Eric Walsnovich, Wood + Partners, and Mr. James Atkins, Court Atkins, presented statements in support of the application. The applicants discussed the site plan. The lift station may not be needed which will help the applicant to enhance the planted areas along William Hilton Parkway. The applicant may be able to pull some of the buildings forward towards William Hilton Parkway which should enhance the architecture. The Stein Mart façade renovation received Final approval in February 2015 and construction for this project is in progress. Demolition of existing buildings on site is also underway and will be redeveloped with new junior anchor buildings, retail tenant spaces, restaurant, parking, pedestrian circulation, and landscaping.

The elements include tabby stucco veneer, horizontal cementitious lap siding, metal trellis and covered walkways, Bermuda shutters, standing seam metal roofing, aluminum storefront doors and windows, and brick accents. Additional vertical elements may be needed.

The Board discussed the Conceptual submission including design elements, materials, and colors. Since the lift station may go away, the Board presented comments regarding a "pedestrian gateway". This might be a good opportunity to get people up off the leisure trail.

The Board recommended better refinement in the roof detail. The roofs seem too flat and in need of pitch. More depth on the roofline as you get further down is needed. The parapet on the backside should be broken up with some vertical elements. The elevations need additional detail. The hardscape should be simplified for better continuity in the pedestrian space. The Board recommended additional overstory trees added to the landscape plan. The F&G buildings (a mixture of retail and restaurant) will be very important and need to be more street friendly. The buildings may be too repetitive looking. The Board also discussed the outdoor dining and the need for adequate landscaping facing William Hilton Parkway. The Board stated that they believed the applicant is on the right path Conceptually, with the comments presented today taken into consideration. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Witmer made a **motion to approve** application DRB-001842-2015 with the following conditions: (1) introduce more architectural variety in building heights, roof lines, and parapet; (2) more variety is needed in buildings F & G; (3) restudy how they address William Hilton Parkway; and (4) simplify the hardscape design and materials. Mr. Gentemann **seconded** the motion and the motion **passed** with a vote of 6-0-0.

2. **Home 2 Suites by Hilton** DRB-001860-2015

Ms. Ray introduced the application and stated its location, 1 Marina Side Drive. The applicant proposes to redevelop this site including two hotels and a restaurant.

Ms. Ray presented an in-depth overhead review of the application including photos of existing conditions, conceptual site plan, and the elevations. The staff recommends approval of the Conceptual application with the following conditions: (1) the site plan be modified to be compliant with the LMO; (2) more natural materials be utilized; (3) additional details and more ways to break up the mass of the building be considered; and (4) significant landscaping should be incorporated into the plan. Following staff's presentation, Chairman Gartner requested that the applicant make his presentation.

The design team, Mr. Mandeem Singh, Mr. Tom Morgan and Mr. Mark Tate presented statements in support of the application. The applicants discussed Hilton's prototype design and prototype colors. The applicants presented hard samples of the proposed color palette for the Board's review. The applicant discussed the colors for the main body (medium brown) as well as the stripes (cream). The applicant stated that the parking islands will be adjusted to allow preservation of the specimen sized trees.

The Board discussed the application. Several Board members stated that there are too many colors and too many materials on this project. A good design has perhaps three materials and perhaps three colors. A couple of other Board members disagreed with the need to reduce the colors and stated that the selection of appropriate materials is the larger issue. All Board members agreed that they do not like the simulated brick. Even the use of genuine brick needs to be reduced because it is not a natural material found on the island. A limited use of Savannah brick might be appropriate. The use of hardi-plank, wood, and stucco are suitable materials. Board and batten would be helpful to add some additional interest to the building.

The Board stated that the tower elevation, the entry, and the roof need additional attention. The roof needs some additional pitch with perhaps some exposed rafters. The tower element is too dominant and the proportions of the building are problematic. A 3:12 eyebrow above that would simulate a roof would be helpful. The Board stated their concern with the pieces and parts of the mansard roof as it appears to be clipped onto the building. The service area or pool area might have a limited use of brick.

The Board stated their concern with the light at the top of the tower. This type of signature light component is inconsistent with island character. The Board also agreed with the staff's recommendations regarding the design of the building. The mass of the building needs to be broken up with additional design elements. The Board recommended the use of a window element to help give some architecture detail. The Board stated that they appreciate the applicant's efforts to save the specimen trees. The Board presented statements regarding the 10-ft. buffer area between the access road and the back of the parking. The also discussed the area between the access road and the building. The Board agreed with the staff's recommendations regarding landscaping and stated that plantings between the building and the parking will be important to the landscape plan. Some mature, vertical plantings will provide some needed height.

Finally, several Board members agreed that the tile provided by the applicant is not appropriate if used as a vertical element at the base of the building. The finish, the color and the material are not in keeping with island character. The material palette should be more natural and more simplified.

Following final comments, Chairman Gartner made a **motion to approve** Conceptual application DRB-001860-2015 with the following conditions: (1) consider the use of more natural materials; (2) the site must be compliant with the LMO; (3) provide additional details and ways to break up the mass of the building; (4) significant landscaping in both quantity and size should be incorporated into the plan; (5) landscaped areas beyond the parking lot island should be considered; (6) consider the simplification of the building, particularly the front face; (7) consider a limited use of colors rather than the colors submitted today. Mr. Gentemann **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. Appearance by Citizens

a) Ms. Susan Murphy presented comments in concern of the need to preserve and protect as many trees as possible, particularly with regard to redevelopment of Pineland Station.

b) Ms. Francine Behr presented comments in concern of the need to preserve and protect as many trees as possible.

11. Adjournment

The meeting was adjourned at 4:45p.m.

Submitted By:

Approved By: October 27, 2015

Kathleen Carlin
Administrative Assistant

Jake Gartner
Chairman