

**THE TOWN OF HILTON HEAD ISLAND
REGULAR DESIGN REVIEW BOARD MEETING
Benjamin M. Racusin Council Chambers**

APPROVED

Date: Tuesday, April 27, 2010

Time: 1:15pm

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Tom Parker, Ted Behling, Jennifer Moffett, Galen Smith, Scott Sodemann and Todd Theodore

Board Members Absent: None

Council Members Present: None

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

- 1) **CALL TO ORDER**
Chairman Caretsky called the meeting to order at 1:15pm.
- 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 April 13, 2010 meeting were **approved** as presented by general consent.
- 6) **STAFF REPORT**
Mr. Roan stated that beginning with the next Design Review Board meeting (May 11, 2010) the DRB will begin receiving their packets digitally. All meeting materials including the agenda, draft minutes, staff comments, and backup materials are currently available on the Town's website. A hard copy of future packet materials will be available only by request for pickup at the Town.
- 7) **BOARD BUSINESS**
None
- 8) **UNFINISHED BUSINESS**
(Mr. Theodore recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and attached to the record.)

Edgewater Pool – Alteration/Addition (DR100017)

Mr. Roan presented a brief review of the application. This project was approved by the Board on April 13, 2010 with two conditions: (1) The Board requested that the color of the blue tile be changed to complement the teal blue color of the clubhouse roof; (2) the Board requested that the vibrant white color of the deck material be toned down. Mr. Roan stated that the applicant has satisfied both of these color conditions. The staff recommended approval of today's submission.

Mr. Roan circulated a sample of the applicant's new blue tile. The Board stated their approval of the color and the finish of the tile. The Board also stated their approval of the toned down white color for the pool deck. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the applicant's revised colors as presented by the staff today. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-1

9) NEW BUSINESS

Sylby Tub Apartments – Minor External Change (DR100019)

Mr. Roan introduced the application for this apartment complex located at 26 Ben White Drive off Union Cemetery Road. This 18-unit apartment complex was constructed in 1982. The applicant is proposing to replace the siding, the roof, and the windows. The existing external finishes are wood siding, wood fascia, and bronze horizontal sliding windows.

The applicant is proposing to replace the wood siding with vinyl siding (in a Prairie Wheat color). The applicant is proposing to re-paint the trim, soffit, fascia in Maxim White. The vinyl clad windows will also be Maxim White. The roof is proposed to be brown shake shingle. The existing landscaping will remain in place.

Mr. Roan stated that, based on compliance with the Design Guide, wood (such as hardi-plank) should be used instead of vinyl siding. The proposed material has little precedent on Hilton Head Island and is out of character. The staff further recommended a more nature blending color palette instead of the pure Maxim White. The use of white is also out of character for Hilton Head Island.

The Board and the staff discussed the use of wood versus the use of vinyl siding on Hilton Head Island. They also discussed the recommended nature blending color palette. The Board stated their agreement with the staff's recommendations on both the use of wood and the nature blending color palette. Mr. Roan stated that any landscape material disturbed or removed due to the renovation will need to be replaced with like plant materials. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Applicant, Mr. Bill Fishburne, with Coastline Construction Services, presented statements in support of the application. The applicant stated that the property owner is concerned with the costs of long-term maintenance for this rent-subsidized apartment complex. Keeping maintenance costs as reasonable as possible will be very important. The Board and the applicant discussed this issue at length.

Vice Chairman Parker stated that there are differences in vinyl quality to consider. A high quality vinyl product should have a long length and should not have any vertical lines. Vertical joints can be a visual problem with some vinyl. The end walls should have some detail. Quality installation is also very important. The Board stated that they would like to see a sample of the applicant's vinyl material. The Board and the applicant also discussed a more nature blending color palette.

The Board stated that they are sympathetic to the property owner's unique situation. They are, however, concerned with the aesthetics of the vinyl product and its conflict with the Town's Design Guide. The applicant requested that the Board table the application today so that they can visit one or two residential sites on Hilton Head island that use a similar vinyl siding. The Cedar Wells subdivision is very similar to the proposed project and is about 10-15 years old. The Oak View subdivision also uses vinyl siding, but this neighborhood it is not as old as Cedar Wells.

Chairman Caretsky and the other Board members agreed to visit the sites for this purpose prior to making a final decision on the application. The Board agreed to **table** the Syby Tub Apartments application until the next meeting. The applicant agreed to bring an actual sample of the vinyl product to the next meeting along with a revised color palette for the Board's review.

Giuseppi's Pizza – Alteration/Addition (DR100020)

Mr. Roan introduced the application and stated its location in Shelter Cove Plaza. The applicant would like to place an awning outside to cover some existing outdoor tables. The tables are currently sheltered by umbrellas. The applicant would also like to install an aluminum fence along three of the sides. The fence will have integrated posts that would support the awning off the fascia board of the restaurant.

Mr. Roan reviewed a drawing of the proposed awning as well as a site plan showing the location of the restaurant and the awning. Mr. Roan circulated a photo of the proposed awning. The applicant offers several color choices for the awning: (1) spruce green; (2) burgundy; and (3) black cherry.

Mr. Roan reviewed the details of the proposed fencing. The staff recommends that the fence not have the spikes on top. A flat top on the fence is preferred. Also, given the scale of the site plan, it is difficult to tell if there will be building code compliance issues associated with the sidewalk. If so, these issues will need to be resolved. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Shawn Custer, Southern Sign & Awning Company, presented statements in support of the application. The Board and the applicant discussed the proposed awning and the design of the

fence. Vice Chairman Parker stated concern with the awning's lack of connectivity with the existing architecture. The awning appears disjointed – like a sliver—too squeezed in. The awning should be integrated into the structure better.

Vice Chairman Parker also stated concern with the spikes on top of the fencing. A flat bar type of railing would be more effective -- for a simple, more sophisticated appearance. The other Board members agreed. The Board and the applicant also discussed the parking lot and curb side in relationship to the location of the fence.

Due to the Board's design concerns, the applicant requested that the Board table today's application. This will allow time for the applicant to incorporate the recommendations made at today's meeting.

Based on today's discussion, the applicant will (1) integrate the materials into the existing architecture more successfully; (2) remove the spikes from the fence (making it a flat bar top); (3) the awning color should be in the red family or burgundy. The awning should look more permanent. The Board agreed to **table** today's the Giuseppi's Pizza application.

Fire Station # 1 - Temporary Apparatus Bay (DR100021)

Mr. Roan stated that in its effort to demolish and rebuild Fire Station # 1 (Shipyard – Pope Avenue gate), the Town of Hilton Head Island will be utilizing the building that used to be the Smokehouse restaurant on Pope Avenue as a temporary station. There is a need to construct a temporary apparatus bay to house the fire engine and ambulance.

This application suggests a covered structure with wood panels at the perimeter to provide an element of screening and security for the equipment while allowing for proper ventilation and ease of maintenance. These are the program elements as set forth by Fire and Rescue. The detailing of the structure is to match that of all the recent improvements at the Coligny Beach Park, in an effort to maintain some consistency across the Town-owned properties in the area--all details, colors, and materials will match the Coligny Beach Park. The roof will be GAF-Timberline Prestique "Weathered Wood". All painted elements will be Sherwin Williams "Virtual Taupe" and "Accessible Beige". All cedar elements will receive Cabot's bleaching oil. The structure will be built on top of existing asphalt in the old restaurant parking lot. This project will ultimately be demolished upon the completion of the new Fire Station # 1. It will have a total lifespan of just over one year.

Mr. Roan described the structure as well as plans to remove and reuse the temporary panels. Mr. Roan also described the roof structure and the elevations. Roof forms are to receive cedar shingle in the gable to pick up on the cedar across the street at Coligny Beach Park and provide a level of quality and detail. A louvered detail will be added to the back.

The Board and the staff discussed the reusability of the panels. The Board stated that this is a good idea and perhaps should be expanded to include the posts and the foundation as well. The Board complimented the staff on the quality of the project.

At the completion of the discussion, Chairman Caretsky made a **motion** to **approve** the Fire Station # 1 – Temporary Apparatus Bay application as presented by the staff. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 7-0-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:20pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman