

**Town of Hilton Head Island  
Design Review Board  
Minutes of the Tuesday, February 24, 2015 Meeting  
1:15p.m. – Benjamin M. Racusin Council Chambers**

**APPROVED**

Board Members Present: Chairman Scott Sodemann, Vice Chairman Jake Gartner,  
Galen Smith, Dale Strecker and Kyle Theodore

Board Members Absent: Ron Hoffman and Brian Witmer

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer  
Richard Spruce, Floodplain Administrator  
Jill Foster, Deputy Director of Community Development  
Kathleen Carlin, Administrative Assistant

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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**  
The Board **approved** the agenda as submitted by general consent.
5. **Approval of the Minutes**  
The Board **approved** the minutes of the February 10, 2015 meeting as submitted by general consent.
6. **Staff Report**  
Ms. Ray stated that the staff will provide Board training during the regular Planning Commission meetings on Wednesday, March 4<sup>th</sup> at 9:00a.m and again on Wednesday, March 18<sup>th</sup> at 3:00p.m. Attendance at the training sessions will qualify for one credit hour each toward state mandated training requirements.
7. **Board Business**  
None
8. **Old Business**  
None
9. **Unfinished Business**  
None

*(Ms. Theodore recused herself from the following application, DRB-000144-2015, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Ms. Theodore and attached to the record.)*

## **10. New Business**

### **A. New Development – Final**

#### **1. Adventure Inn – DRB-000144-2015**

Ms. Ray introduced the application and stated its location, 41 S. Forest Beach Drive. The applicant proposes to redevelop the old Adventure Inn site for use as a new resort facility. Ms. Ray presented an in-depth overhead review of the application.

This project received Conceptual approval from the Board in December 2014 with the following conditions: (1) consider using large scale plant material to balance the scale and the mass of the building; (2) consider shifting the east wing of Phase 2 building toward the ocean or otherwise increasing the vegetative buffer between the building and the parking. Remaining conditions were related to the color palette. Ms. Ray provided the applicant's response to the Board's conditions.

The proposed buildings consist of two six-level residential structures over screened parking connected to the on-site amenities and landscaping by colonnades, trellises, and walkways overlooking the central courtyard focusing on the preserved specimen oak trees.

In addition to the residential buildings is an administration building that is approximately 5,000 sq. ft., a maintenance building that is on the parcel across South Forest Beach Drive, and two other buildings; a 3,000 sq. ft. pool bar and grill as well as restroom buildings. The buildings are configured on the site to preserve the central green space and amenity area featuring the large existing oak trees and other trees in the center of the site. The applicant has also preserved the featured trees along South Forest Beach and provided additional landscape islands in front of the structures facing South Forest Beach Drive to enhance the arrival experience.

The plan shows a minimum of 184 parking spaces including 25 replacement spaces for the Carolina Building along with 70 bicycle parking spaces. The parking is split between the parcel across the street, along South Forest Beach, under the building in ground level parking.

There is a wide variety of site materials. The vehicular paver is a brick paver in both permeable and standard. There is also oyster shell concrete banding. The majority of the main walks throughout the site are the oyster shell concrete. They are also using some specialty paving in a decorative boardwalk style paver. The color concrete for the pool at Ocean Dunes has a rock salt finish in Mesa Beige. The lounge pool and the feature pool both use the same pool deck paving and banding as well as an 18" wide pool coping. Ms. Ray reviewed a sample of the tiles that will be used for all three of the pools. Ms. Ray also reviewed the pool amenities, pool equipment, bike rack, charcoal grill, and the aluminum bollard in a bronze finish. The majority of the finishes are bronze or stainless steel.

Ms. Ray reviewed details related to the brick planters, brick seat walls and brick entry

columns, as well as stucco retaining walls, small stucco columns, and a louvered screen fence using a brick base with a wood screen at the restroom buildings. A brick knee wall with pool fence surrounds the lounge pool. The feature pool is surrounded by a 4' tall brick pool fence without a brick base. At the lounge pool there is a trellis that features a brick column very similar to the entry columns with a wood trellis. The same trellis detail is picked up on a swing trellis. Near the ocean is the zone plan as well as the boardwalk all of these include Ipe rail, post and decking.

The applicant has provided a landscape plan based on the Board's previous comments. The landscape material is of a larger size than typically seen – 15-gallon and 30-gallon plant material as foundation plants with lots of layers to provide a mature appearance at the time of installation rather than growing in. The materials are native or typically used on the island as well as resort style plant material strategically placed in the site.

Some of the large oaks along South Forest Beach as well as the ones in the central courtyard are heavily under planted. The staff recommends pulling back slightly on some of the material under the canopy of some of those large oak trees. The applicant has provided landscape plans for both Phase I and Phase II of the project.

The lighting plan utilizes several types of fixtures including both parking area standards and pedestrian standards along the main walk and transitioning to lower bollard or accent lighting as you get near the lounge pool out into the feature pool area. On the cut sheets some of the light fixtures are called out as black and some are bronze or natural. The staff recommends consistency in the finish.

Ms. Ray reviewed the entry column with a lantern style fixture. In the parking lot the applicant is using a 20-ft. pole with the fixture and then the same style fixture on a smaller pole in the pedestrian area and a similar fixture in the bollard style lighting. All of the lighting is turtle friendly as you approach the beach; however, much of the lighting is LED, which is not currently compliant with the LMO. The applicant is working on a solution for the lighting to meet the requirements of the LMO and still be turtle friendly. The Board is reviewing the character and the location of lighting today.

Relative to the buildings there are two six-story residential structures being constructed in phases for a total of 125 two-bedroom units. The pool building plan shows the kitchen area that is enclosed with the bar and the fireplace surrounded by a nanawall folding glass system. The restroom building is a pass-through style building with men's and women's and pool chemical storage being accommodated within the same building to help minimize the number of structures on site. The maintenance building is on the parcel on the other side of South Forest Beach and includes a trash compactor adjacent to it.

The accessory building elevations include the pool building with board and batten siding, and a brick chimney, as well as lots of details including gable louvers, shutters, and heavy timber wood trusses. The restroom building steps down in scale and utilizes the same forms and materials. The maintenance building also picks up on that same form. The side with more detail is the side that faces South Forest Beach Road. The other side is more flat or plain and is the side that the trash compactor is adjacent to and is buffered from the neighbors with heavy landscaping. There is also a small pavilion out by the ocean that

uses the same materials.

Ms. Ray reviewed some of the more unique features of the building elevations including a custom aluminum wind sculpture, an architectural landscape wall, an aluminum screen wall that includes vertical stainless steel cable system members, and a custom aluminum grill with the brick base that ties into the site features.

Ms. Ray presented details regarding the lantern pendant which ties in with the lanterns at the entry columns. Ms. Ray reviewed the two phases on the color elevations. Phase I includes the administration building, one of the residential buildings and the pool building. The pavilion is also known as the pool bar and grill. The same colors and detailing are used on all of the buildings just in a different way to help break up the mass of the buildings.

Ms. Ray reviewed the color board that was submitted at the Conceptual review. The Board stated at that time that the white may be too white, the colors may be too cool, and there may not be enough contrast. The applicant has since toned down the base color for all of the buildings and now there is more depth and contrast. Ms. Ray presented hard samples of the color for the Board's review.

The Forest Beach Owners Association ARB has reviewed and approved the plans. The staff recommends approval with the following conditions: (1) the site lighting be reviewed to ensure a consistent finish; (2) the building lighting locations be clarified if anything is exterior; and (3) the landscaping under the large oak trees be pulled back slightly. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Trey Griffin, Wood + Partners, and Mr. Mark Timbers, architect, presented statements in support of the application. The applicant agreed to pull back the plantings located under the large oak trees. The applicant stated that all of the light fixtures are bronze or natural in color.

The Board discussed the application. The Board stated that they like the modifications to the colors. The more natural tones will blend in much better with the natural environment. The Board stated that they like the simplification to the roof forms, the bike racks, and the way the maintenance building now blends in with the rest of the structures. The Board stated that they are a little concerned with the width of the louvers because they look a little out of proportion with the building. The Board and the applicant briefly discussed the wind sculpture.

The Board presented some concerns related to the neighbors of Ocean Dunes due to their view of the above ground pool equipment enclosure which is not very appealing. The Board also discussed the sidewalk from Ocean Dunes to the beach access (the two parallel walkways are located within 10-ft. of each other.) The applicant stated that they intend to keep the walkways separated by a landscaped buffer.

The Board stated some concern with the location of the pool (the one closest to the site – right next to Ocean Dunes Villas). The pool and the restrooms could be located closer to the green space so as not to affect the quality of life of the neighbors.

The Board discussed the east side of the Phase 1 building and presented comments in concern of the long expanse of roof. The roof line needs some breaking up due to its proximity to the Carolina Building.

The Board stated that they appreciate the large plant material but additional planting is would be nice between the parking and the building. The Board stated that they like the hardscape. The Board stated that they also like the entry columns and the Accessory Building and the Administration Building. Following the Board's discussion, Chairman Sodemann requested public comments and the following were received:

- (1) Mr. George Dorr, President of the Hilton Head Beach Villas HOA, presented comments in concern of the height restrictions, strand requirements, and set back requirements. Chairman Sodemann stated that the Design Review Board focuses on aesthetics and recommended that Mr. Dorr contact the staff for this information.

Following final comments by the Board on this application, Chairman Sodemann requested that a motion be made.

Vice Chairman Gartner made a **motion** to **approve** application DRB-000144-2015 with the following conditions: (1) an alternative to LED lighting is to be reviewed and approved by staff for compliance with the LMO. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 3-1-0.

*(Ms. Theodore recused herself from the following application, DRB-000290-2015, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Ms. Theodore and attached to the record.)*

## **B. New Development – Conceptual**

### **1. The Bayshore on Hilton Head Island – DRB-000290-2015**

Ms. Ray introduced the application and stated its location, 421 Squire Pope Road. Ms. Ray presented an in-depth overhead review of the application including an aerial view of the property, photos showing existing conditions, and examples of neighboring architectural styles. There are two parcels – one is located on Skull Creek and the other parcel is located on the other side of Squire Pope Road where the existing parking is located.

The applicant proposes to construct a senior housing facility on the site currently known as Salty Fare. The site analysis reflects the approximately 4-1/2 acre primary site with three main zones. Closest to the road is the existing parking that includes minimal vegetation and is the best potential for parking with access to the site. The middle of the plan shows the existing architectural elements with no overstory trees and the best potential redevelopment area. As you approach the water there is open space and high shade adjacent to Skull Creek.

The site plan was driven from the site analysis and shows the building located within that zone of current architectural elements and placed well back from Squire Pope Road.

To minimize the impact of the road, one center access drive has been provided. This tree line drive is focused on the building's primary access that leads to the covered entry port

cochere and features a ceremonial hardscape feature with a terminus at the entry drive that creates a pedestrian scale focal point in front of the building entry and anchors the small motor court.

108 on-site parking spaces are provided and are located on either side of the drive from Squire Pope Road and hidden through a series of low garden walls, landscaping and street trees. Additional overflow and employee parking is located on the six-acre site on the other side of Squire Pope Road.

The “U” shape building configuration opens to the primary water views and to minimize the impact to the residential neighbors on the north, the service drive, kitchen, dining, and club functions are located on the south side which is the same side as the adjacent boat house, while the quieter residential type functions are placed on the north side of the property.

The site features include a range of exterior amenities for the residents and include walled courtyards, a pool, shade trellis feature, garden fountains, seating terraces, access to Skull Creek through the existing dock. A fire pit and a swing trellis provide views to the Creek and a multi-use lawn provides a sunny event and gathering space.

The site amenities will be landscaped to enhance the different characteristics of each area and will include a tree lined landscaped entry drive, garden wall elements, garden style pool area and lush plantings as well as shade gardens along Skull Creek.

Continuing the theme of complementing the natural setting, the architecture is harmonious with island character and utilizes the principles of good design with the buildings’ form, mass, scale, materials, detail and color. The form and mass of the structure modulate from a variety of methods including building steps, offsets, inset and projected balconies.

Trellis pergolas, arched colonnades, varied roof planes, generous and varied roof overhangs, varied massing heights with tower elements and gabled end features all assist in breaking down the form and mass to create visual interest and appeal that is consistent with the island.

The material palette and simple detail provide additional compatible interest and scale. Painted stucco of medium and light texture precast in faux pre-cast trim wood and faux wood fascia, eave extension brackets, railings, door window frames and Bahama shutters, shaped concrete roof tile, and metal standing seam roof at the port cochere. The elements are all nature toned. Ms. Ray distributed actual paint samples to the Board for their review. The neutral paint colors blend in and preserve the island setting.

The building floor plans show all of the different levels (1, 2, 3, 4 and 5.) The entry east elevation is the view from Squire Pope Road. It shows the five-story building including 126 senior housing units and associated interior amenities. The entrance is right on axis with the entrance road. The service area is located on the left side which is closest to the boat house activities and farther away from the residential property on the right. The north elevation shows the view from the right showing the adjacent residential. The west elevation is the view from Skull Creek and the south is the elevation adjacent to the boat and storage areas. There is less detail in this section but it is not visible.

The floor plan shows some relief in vertical and horizontal; however, the building and the

elevation still reads pretty flat and consideration should be given to ways to break up the scale and mass of the building by continuing to work on varying the horizontal and/or vertical plane as well as adding more detail or considering adding more changes in color. Staff recommends approval of the application with that as the condition. Just before the meeting staff received notification from Walter Nester, Esq., the attorney for Bayshore Retirement Partners, LLC. They have identified that there is not an ARB with jurisdiction over the property. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Trey Griffin, Wood + Partners, presented brief comments in support of the application. Mr. Chuck Jones, architect, presented statements regarding the elevations and the balconies. Mr. Jones presented a Power Point presentation showing the renderings of the elevations.

The Board discussed the application and stated that they like the project. The Board stated that they agree with the staff that more consideration should be given to the massing of the building. The Board stated that they like the canopy, the inset balcony above the canopy, and the towers on either side. The Board also likes the colors and the brackets along the roof line. The Board stated concern that the roofline runs a bit. The Board stated concern with the location of the service yard as the front of the building is not a good location.

A couple of Board members stated that the color for the building should be toned down a bit. The property is long overdue for improvement. The Board discussed the Skull Creek side dining areas on the first and upper floors. The window penetrations may make it look repetitive. The Board stated some concern with the need to protect the specimen oak trees and suggested shifting the building back to at least 40-ft. to help preserve the specimen tree.

The Board stated that the front elevation is the strongest elevation. The Board stated that the parapet element may be a little small - more of a hip roof may be helpful. Additional shutter structures over certain windows will help break up the massing of the building. The Board stated that they like the formal entrance; however, trees in this area will be important to soften the appearance. The Board stated that they look forward to seeing the Final submittal. Following the Board's discussion, Chairman Sodemann requested public comments and the following were received:

- (1) Mr. Peter Kristian, General Manager, Hilton Head Plantation Homeowners Association, stated that the use is welcomed by the Hilton Head Plantation Community.

Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Strecker made a **motion** to **approve** application DRB-000290-2015 with the following conditions: (1) consideration should be given to preserving the 43" and the 26" oak trees at the north east property line by mitigating the location of the building; (2) consideration should be given to breaking up the mass of the building as recommended by the staff; (3) consider colors to help break up the mass of the building; (4) retaining the

specimen trees to the extent possible. Vice Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 4-0-0.

*(Please note ~ Ms. Theodore excused herself from the remainder of the meeting at 2:30p.m.)*

2. Golf Academy - DRB-000150-2015

Ms. Ray introduced the application and stated its location, 128 Beach City Road, Lot # 1, Beach City Commercial Center. The applicant proposes to build three buildings including offices for the Junior Players Golf Academy. Ms. Ray presented an in-depth overhead review of the application including several photos of neighboring architectural character. The site is approximately 1.18 acres. It is flat with an elevation of 17' and no specimen trees. It is currently undeveloped with a lot of pine trees and no wetlands.

The site plan shows the primary access from Beach City Road with secondary access from Finch Street. In order to meet LMO requirements for curb cut separation from the center line of Finch Street to the entrance on Beach City Road, an "S" curve was added on entrance to parking lot. The geometry and the length of the curb appear to be a little bit constricted and staff recommends that before the final submittal, the applicant coordinate with the Town's Engineering Department, including the Traffic Engineer, to confirm those radiuses to make sure that it meets all of the Town's requirements. The plan includes three buildings – 128 is the office for the Junior Players Golf Academy; 126 is the Fitness Center and 124 is leased office space for a total of 11, 000 sq. ft. and associated parking.

The original intent of the site plan was to include some outdoor space associated with the Academy office. The buildings were located, pushed up closer to Beach City Road with a primary access from Beach City. That portion of the project has gone away leaving the space and staff recommends that the site plan be adjusted to provide better pedestrian access and parking closer to the building. While all sides should have equal detail, the front does not necessarily have to be at the front of Beach City Road. There is opportunity now to provide some additional parking and have a more direct access rather than a majority of the parking away from the front door of the office building.

All structures are proposed to be slab on grade, wood frame buildings with hardi-plank siding. Roofing is asphalt shingle or standing seam metal roof. Staff recommends that the metal roof be used instead of the shingle roof, but a nice architectural shingle could be viable as well.

The Academy office building will be visible on all four sides and all four elevations have a very similar design and character that meets the intent of the Design Guide. Additional detailing should be considered on the back half of the building because it will be viewed from both the parking lot and the access from Finch Street.

Two elevations were provided for the Fitness Building and they show a similar character and detailing as the Academy Building. The majority of the view from Beach City Road elevation will be blocked by the adjacent office building and so there is not a lot of detail. However, especially from Finch Street, the site plan directs you straight on access to this

building so some additional detailing should be provided there as well. As the office building progresses, the same character and material should be carried through to that office as well. The staff recommends approval of the Conceptual submittal with the following conditions: (1) that the site plan be studied as it moves forward to provide better pedestrian flow; (2) that the “S” curve at the entrance drive be worked out; and (3) that additional detailing be considered for the back half of the Academy Building and the Fitness Building. Following the staff’s presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented comments in support of the application. Mr. Johnson corrected an error on his drawing regarding the clerestory on Building 128. The Board discussed the application and confirmed that today’s review is for the first two buildings only. The Board stated that the buildings have island character; subdued and low key. The Board stated they would like the clerestory on the office building be adjusted scale wise to match the Fitness Building.

The Board stated that they agree with the staff’s recommendation regarding the Fitness Building. The Board stated that they like the exposed rafter tails and shadow lines. The Board stated concern with the need to save as many trees along Beach City Road as possible. The Board stated that they agreed with the staff’s concern with navigation of the sharp “S” turn. The Board also stated some concern with the long blank facade

The Board stated that fake window with shutters on it would be okay. Likes exposed rafter detail a lot. Windows office type windows are pretty good size. The Board recommended that the elevations be made a little more interesting with banding; even vertical banding helps break up mass.

The Fitness Building lacks an overhang on the left side. The Board recommended that the building be shifted a bit to have some additional overhang. The sharp “S” curve is going to be tricky to maneuver and should be smoothed out as much as possible. The Board agreed with the staff’s recommendation regarding the roof – a standing seam metal roof would add additional character versus a shingle roof. Following final comments by the Board, Chairman Sodemann requested that a motion be made:

Vice Chairman Gartner made a **motion** to **approve** DRB-000150-2015 with the following conditions: (1) some attention and diligence should be paid to the engineering for the drive coming off of Beach City Road; (2) the site plan is examined in order to shift the Fitness Building to get uniform soffit overhang; (3) consideration be given to adding some applied moldings and possibly some water table banding on the Academy Building to give it a little more detail; (4) the clerestory windows on the Academy Building should be more in scale to the Fitness Building. Mr. Strecker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

### C. Alteration/Addition

#### 1. Sea Turtle Marketplace (SteinMart) - DRB-000302-2015

Ms. Ray introduced the application and stated its location, 430 William Hilton Parkway. The applicant proposes to redevelop the shopping center per the Conceptual plans approved by the DRB in December 2014. Ms. Ray presented an in-depth overhead review

of the application including photos showing the existing conditions at SteinMart. The enlarged elevation was included in the Conceptual submittal that was approved in December.

The Board's conditions from the Conceptual approval were with regard to (1) landscaping in the Hwy. 278 buffer; (2) the repetitive nature of the rooflines including the junior anchor; and (3) dumpster screening. A material elevation was also submitted at the Conceptual review and include a rich palette of colors and materials consistent with the Design Guide.

Ms. Ray reviewed the elevation of the area under review today. The plan shows the minor changes including the addition of the tower feature in the corner, a new covered walkway along the front of the building, and a new main entry feature. The front elevation reflects that corner tower feature which has been lowered slightly from the previous submittal as well as a new entry feature that has been raised to help break up the overall roofline that the Board reviewed and commented on previously.

The details include a standing seam metal roof, louvers, brackets, tabby stucco and sand finish stucco, Bermuda shutters, and painted steel trellis. The right elevation shows the main entry feature, covered walkway, new stucco veneer on the side of the building, and the existing stairs are getting new siding to match the siding being added to the front of the building.

The rear elevation is staying similar to existing. It is currently CMU block wall that will receive new paint so that the colors are consistent with the rest of the building. The left side is partially covered by what will be an adjoining tenant building. The tower feature highlights the variety of materials including metal, stucco, tabby, lap siding, and concrete plus the variety of details that were already mentioned including layers of trim, louvers and brackets. The main entry feature also includes a 6 and 12 pitch and similar materials and detail and introduces another lap siding with a 7" exposure versus 4".

The covered walkway sections include stucco veneer columns with a brick base. Ms. Ray reviewed the shutter detail. Ms. Ray passed around the color board for the Board's review. The colors and the materials are all in keeping with the Design Guide. Stucco trim colors, bronze metal roofing, and custom bronze for the shutters complement the brick base.

Ms. Ray reviewed the lighting fixtures at the building entry and at the covered walkway. Additional information is needed regarding how much light will be provided as well as the finish of the lights. The sign light and the logo light will be approved as part of the sign application. Ms. Ray reviewed an example of the applicant's standard brand building sign. The staff will review the sign application for compliance with the LMO. Façade signs cannot be larger than 10% of the façade of the tenant space or 40 sq. ft. (whichever is larger.) The sign shown on the elevations is approximately 72 sq. ft. and will need to be reduced. The staff stated that today's submittal is very well organized and easy to follow with a color board that has a lot of depth and detail. The staff recommends approval of the application as submitted.

Mr. James Atkins, Court Atkins Architects, presented statements in support of the

application. The Board discussed the application and complimented the improvements to the shopping center. The Board presented comments regarding the colors. The “Moonlight” and “Overcast” colors look very close to white and perhaps should be toned down. The Board discussed the tower’s faux louver element and stated that a real louver would be preferred over the faux. The Board discussed the bracket and stated that additional detail is needed. The applicant confirmed that the display windows will be removed at the request of SteinMart. The Board suggested that the shutters be made a little taller. The size of the steel brackets in the canopy should be made more bulky. The Board stated that this element can be approved by the staff. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Strecker **made** a motion to **approve** DRB-000302-2015 with the following conditions: (1) consideration should be given to darkening the “Moonlight” and “Overcast” colors; (2) the shutter proportion should be made taller especially at the sides of the building; (3) the faux stucco louver at the tower should be changed to a real louver and provided to the staff for review and approval; (4) the bracket detail should be made bulkier and be provided to staff for review and approval. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-0.

2. Fidelity Building – DRB-000311-2015

Ms. Ray introduced the application and stated its location, 807 William Hilton Parkway. The existing Fidelity Building is in Plantation Center. Ms. Ray presented an in-depth overhead review of the application. The applicant proposes to expand the existing building at the side entry by providing an elevator and sprinkler room for access and use of the second floor. Photos show the existing conditions. The site plan shows the addition of the sprinkler riser room and new elevator in the front right corner and a new egress stair on the back of the building.

The landscape plan uses existing palms and loriope at the side entrance and adds commonly used landscape material to supplement what is existing. The architectural site plan shows a different footprint including a new sidewalk to access the sprinkler room. The landscape plan needs to be adjusted to match the site plan and forwarded to the staff for approval.

The front elevation shows the elevator with a design that coordinates with the existing building massing and vernacular. The addition blends in with the existing in terms of color, textures, and materials. The egress stair plan shows the proposed stairs which are in the same position as the existing set of stairs. The stairs are in the same color and material and just widen to meet code.

The elevations indicate the line between the existing and new construction and reflects the use of a pre-finished metal cap, shingles, stucco frame, and new stucco score marks. The left side elevation continues the score and framed stucco with a light fixture that matches existing. This project came before the Board in October 2013. Comments from the Board at that time included adding landscaping which the applicant has done as well as adding architectural quality beyond the stucco rectangle that was shown the first time. The staff recommends that this project be approved as submitted. Following the staff’s

presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Dan Ogden, architect, presented statements in support of the application. The Board discussed the application and agreed with staff's recommendation that the application be approved. The Board stated that the applicant may want to consider slightly darker stucco for the front elevation for added contrast. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Smith made a **motion** to **approve** DRB-000-311-2015 as submitted. Vice Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**11. Appearance by Citizens**

None

**12. Adjournment**

The meeting was adjourned at 3:40p.m.

Submitted By:

Approved By:

March 10, 2015

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Kathleen Carlin  
Administrative Assistant

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Scott Sodemann  
Chairman