

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, August 25, 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, and
Brian Witmer

Board Members Absent: Kyle Theodore

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Brian Hulbert, Town Attorney
Richard Spruce, Plans Examiner
Kathleen Carlin, Administrative Assistant

1. Call to Order

2. Roll Call

3. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

4. Swearing in Ceremony for Mr. Michael Gentemann

Brian Hulbert, Staff Attorney, performed the swearing in ceremony for new DRB member, Mr. Michael Gentemann.

5. Approval of Agenda

The agenda was **approved** as submitted by general consent.

6. Approval of Minutes

The minutes of the July 28, 2015 meeting were **approved** as submitted by general consent.

7. Staff Report

None

8. Board Business

None

9. Old Business

None

10. Unfinished Business

A. **Shelter Cove Towne Centre Building 180** DRB-001333-2015

Ms. Ray presented background statements regarding the initial submission of this project located at 40 Shelter Cove Lane. Based on the Board's previous comments revisions have been made to the front entry walls and to the rear of the project.

The front entry walls were widened by making the sidelights skinnier to match the sidelights of the other two entry doors. The height was raised to bring the walls up to the height of the storage unit walls on the two sides. The roof overhang was changed from 6-ft. to 4-ft. so that the wall comes up above in front of the roof. The applicant has also added a metal canopy to bring more prominence to the entry.

Changes were made to the rear elevation by expanding the cement board siding to 30-ft., adding stucco columns and a header to break up the mass of the panels, and centering the service doors in the metal siding.

The Shelter Cove ARB has reviewed and approved the revised submission and the staff recommends approval as submitted. Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Tim Probst, Lee & Parker Architects, presented statements in support of the application. The Board complimented the revised submission and recommended that a variety of taller plant material, such as a mix of podocarpus and viburnum, be placed at the rear of the building. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Hoffman made a **motion to approve** application DRB-001333-2015 as submitted with the condition that a mix of taller plant material be placed at the rear of the building. This condition is to be approved by staff. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 6-0-0.

11. New Business

A. Alteration/Addition

1. **Hickory Tavern Shelter Cove** DRB-001493-2015

Ms. Ray introduced the application and stated its location, 32 Shelter Cove Lane within the Plaza at Shelter Cove, the corner of Shelter Cove Lane and William Hilton Parkway. The applicant proposes to convert this vacant restaurant (formerly Fuddrucker's) to a Hickory Tavern. The interior work includes a new kitchen, bar and dining area. The exterior work includes the addition of outdoor dining.

The existing building is light brown brick with medium brown brick accents and bands. The building previously had yellow awnings which have been removed. There is some overgrown landscape in the front corner but the rest of the landscaping is in good condition. There is significant landscaping located on the William Hilton Parkway side of the building. There are adjacent buildings within the Plaza at Shelter Cove that use the same two-tone brick and also include light stucco banding and Spanish tile.

The survey shows existing conditions within the Plaza at Shelter Cove. The applicant is proposing a 1,792 sq. ft. patio with rain shed permeable pavers. A new awning is planned for

the front door adjacent to the parking and at the side door facing William Hilton Parkway with new NanaWalls. A new trellis will be placed over a section of the patio on the front corner of the building. A few of the parking spaces are proposed to be relocated.

Ms. Ray and Mr. Rocky Browder, Natural Resource Planner, viewed two live oak trees on site that are shown as 32" per the survey. The Natural Resources Department has identified the trees as specimen trees. Per the LMO, there needs to be a minimum of 15-ft. separation required from the trunk of the specimen tree to new construction. There are also requirements regarding how much of under the canopy can be impacted, but the applicant has adjusted their plan accordingly. The applicant has chosen to reduce the size of the patio on the William Hilton Parkway side and this meets the requirements of the LMO and protects the specimen trees. Staff recommends that the patio be pulled off the curb to allow some separation between the outdoor seating and the drive aisle. There is a +/- 2-1/2 ft. strip between the curb and the edge of the trellis. The staff recommends that landscaping be added to provide that separation.

The patio is proposed to be enclosed by a 3-ft. high rail with a gate at the entrance. Ms. Ray identified the location of the trellis, the awning over the patio, and the two sections of NanaWall. The cedar trellis includes mini down lights mounted into the trellis. There are fans and heaters mounted under the awning on the side of the building.

The North elevation is the elevation that faces William Hilton Parkway and shows the location of the French doors and NanaWall. The side awning projects 8'-4" to give prominence and cover. The trellis extends and projects in front of the building toward the parking. It includes 2 x 8 cedar cross members on a black painted steel beam and black steel columns.

Staff recommends that wood members be considered for that trellis in lieu of the steel to be more consistent with the Design Guide. The patios are enclosed by a railing that is 3-ft. tall that includes 4 x 4 black metal posts and cable rail. The staff recommends that the metal posts be wood vs. metal for consistency with the Design Guide. The section along the William Hilton Parkway side also includes a drink rail (16" wide granite counter top with backsplash.)

The staff recommends that an alternate color than black be selected for the awnings, the beams, and the rail posts to be more in keeping with the Plaza and The Design Guide. The staff recommends a dark to medium brown instead of black. Any signage shown on today's submission is for illustrative purposes only. Signage will require a separate sign permit application.

The material samples and images show examples of the trellis, the steel beams, and steel columns with the wood members at the top. The rain shed paver in Sand Dune is proposed for all of the outdoor seating. The cable rail is a simple, clean look that the Board has approved previously. This cable rail system has metal posts instead of wood posts. The NanaWall will be painted wood on the inside and black on the outside. Ms. Ray presented details regarding the lighting and the fans. The applicant has provided photo manipulation with before and after images.

The Shelter Cove ARB has reviewed and approved the project. Staff recommends approval of the application with the condition that the black color be replaced with brown for the awnings, the trellis, awning, and railing posts, and the lights. Wood members should be used for the

trellis and the awning posts instead of metal. Additional landscaping should be provided between the patio and the drive aisle. Following staff's presentation, Chairman Gartner requested that the applicant make her presentation.

Ms. Connie Spencer, Spencer Architects, presented statements in support of the application. The Board stated that they are pleased to see this site redeveloped. The Board discussed several issues including black vs. brown color, wood vs. metal, lighting, and additional landscaping between the patio and drive aisle. The Board agreed with staff's recommendations regarding color, landscaping, wood columns and members. The Board discussed additional subdued lighting for security purposes.

The Board recommended some additional landscaping between the building and sidewalk to help soften the area. The Board and the applicant also discussed details regarding the arches and the banding. Following final discussion by the Board, Chairman Gartner requested that a motion be made.

Mr. Strecker made a **motion to approve** application DRB-001493-2015 with the following conditions: (1) all items black in color including the awnings, supports, trellis, structures and lighting shall be changed to a dark to medium brown color; (2) the awning support posts facing William Hilton Parkway, the trellis support posts and supporting structure shall be wood, all painted to match; (3) the awning hardware is to be concealed within the awning system; (4) the awning at the entry doors shall be configured to follow the brick banding to conceal it; (5) the NanaWall shall be painted brown to match; (6) a minimum 2-ft. landscape buffer shall be provided between the asphalt paving and the new patio. Landscaping shall also be provided in the 2-ft. buffer. Ms. Remke **seconded** the motion and the motion **passed** with a vote of 6-0-0.

2. **Yacht Club of Hilton Head** DRB-001495-2015

Ms. Ray introduced the application and stated its location, 99 Helmsman Way. Ms. Ray presented an in-depth overhead review of the application including photos of existing conditions and adjacent properties within the development. The applicant is proposing to repaint their existing building. It is currently a dark brown cedar shake shingle sided building. The applicant is proposing to paint the building gray with white trim to match the windows on the rear of the building. Staff recommends that an alternate color be selected to be more in keeping with the context of Palmetto Bay Marina.

Ms. Ray presented several hard samples in brown gray for the Board's review. The staff recommends that a brown gray be used for the body vs. blue gray. The trim color should complement the body color. Staff recommends approval of the application with the condition that an alternate color be selected for the body and the trim. Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Bill Marshall presented statements in support of the application. The applicant and the Board discussed the color scheme. The Board stated that they agree with the staff's recommendations regarding colors.

Following final comments by the Board, Chairman Gartner made a **motion to approve** application DRB-001495-2015 with the following conditions: (1) the body color shall be Benjamin Moore Galveston Gray. The trim color shall be in the same color family as the Galveston Gray and shall be determined and approved by staff. Mr. Gentemann **seconded** the

motion and the motion **passed** with a vote of 6-0-0.

3. **Engel & Volkers** DRB-001501-2015

Ms. Ray introduced the application and stated its location, 800 Main Street. The applicant proposes to renovate the existing building into a national realty company. Ms. Ray presented an in-depth overhead review of the application including a site plan showing existing site conditions, proposed site modifications, photos, colors, revised elevations and floor plan.

The applicant proposes to remove the front handicap ramp and place a new handicap ramp at the rear of the building. There is handicap parking already in the rear of the building next to the proposed new handicap ramp. The new handicap ramp will be located on top of the existing sidewalk.

The applicant proposes to add a new exterior staircase on the side of the building for second floor egress. This stair will match the stair on Building 200. A new sidewalk will be added from the left front of the building back to the new staircase.

Ms. Ray presented details regarding the first floor plans and the second floor plans. The applicant is looking for a sleek modern look on the interior with a lot of lights. They are proposing opening the back of the building up and installing a 9' x 18' long glass window. This window is on the back of the building with views through the woods to the golf course.

The applicant has been notified by Mr. Richard Spruce, Plans Examiner, that the Code requires that a handicap ramp must be located at both the front of the building and at the rear of the building.

Ms. Ray reviewed the elevations and exterior improvements. The top columns will be removed and replaced with columns and arches. The central horizontal trim board will be made deeper for new signage on front. The front door will be replaced with two 2'-6" x 7' wood doors with a half round transom window. Both indentations flanking the front door will be filled in and will now provide glass realty listing cases with awnings above. The exterior color will remain the same and will be repainted. Per the LMO, the glass realty cases in the proposed detail are not allowed because they will be considered signs. The detail will need to be modified in order to be compliant with the LMO. The staff believes that the proposed signage is excessive and this will be addressed by the applicant in his presentation. The staff believes that the bottom of the rear window will need to be modified to be more consistent with the existing architectural style. The proposed door is black and the staff recommends that the door be white to be more consistent with adjacent properties.

The Main Street Commercial ARB has reviewed and approved the application. The staff recommends approval of the application with the following conditions: (1) the front door should be painted white instead of black; (2) that bottom of the rear window should be modified to be more consistent with the architecture style; (3) plans shall be re-submitted to address code related issues such as the need for two ramps, second floor accessibility and the modification of the display cabinets. Following staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Michael Kronimus, KRA architecture + design, presented statement in support of the application. The applicant would like to keep the black door. The Board discussed the application including details regarding the handrail, the white awnings, modifications to the

ramp, the addition of storefront on the rear of the building, and the mixed residential/commercial use. The applicant needs to meet with the staff again to resolve a couple of outstanding Code related issues.

Following final comments, Chairman Gartner made a **motion to table** application DRB-001501-2015 until the recommended modifications can be made to the project. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 6-0-0.

4. **Magnolia Place Townhomes** DRB-001506-2015

Ms. Ray introduced the application and stated its location, 90 Leg O’Mutton Road. Ms. Ray presented an in-depth overhead review of the application including photos of existing conditions and of adjacent properties. This project received approval as New Development Final in March 2007 and, due to economic conditions, shortly after its approval was put on hold. The applicant is now under contract to buy the undeveloped site and will bring it into conformance with the approved plans. The site plan is basically the same as that which was previously approved. The staff has requested that additional details regarding the gates be provided. The applicant has since removed the gated entrances from their plan. The light fixture is the Salem pole and fixture (a pre-approved fixture).

The landscape plan includes a substantial amount of planting at each entrance as well as in front of each townhouse unit. The staff recommends that some additional evergreen shrubs be planted at the rear of the units between the units and Leg O’Mutton Road to help screen the view into the back of the townhomes. The staff also recommends some additional native plants be incorporated and more variety of trees.

The elevations show two different types of units, “A” unit and “B” unit. They both include a variety of materials including shake siding, clapboard siding, wood columns and trim, and architectural shingles for the roof. The roof pitch varies from 8 and 12, 4 and 12, and 9 and 12 – all appropriate to the elevations. The townhouses will be in strings of either 5 unit or 6 unit buildings. There is a good mix of 5-unit and 6-unit buildings within the development.

Ms. Ray distributed the color board to the Board for their review. The colors are very similar to what the Board approved previously. On the elevations the “Artic” white looks very white and staff recommend at it be toned down. The staff recommends that the garage door be the same color as the adjacent siding per the original DRB approval. The staff recommends approval with the following conditions: (1) additional landscaping be added in the buffer at Leg O’Mutton Road; (2) that a variety of deciduous trees and native plants be considered; (3) that the “Artic” white be toned down; and (4) that the garage doors be the same color as the adjacent siding. Following the staff’s presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Michael Saba, KHovnanian, presented statements in support of the application. The Board discussed the application including issues of color and landscaping. The Board agreed with the staff’s recommendation regarding the “Artic” white color, and the need for additional landscaping including native plant material and a variety of deciduous trees. Additional landscaping in the buffer along Leg O’Mutton Road is needed such as wax myrtles and large magnolias.

The Board stated concern with the long flat elevation at the back of the building. Offset relief

would be helpful perhaps with the use of faux gables. The Board stated that the faux gable vents should be made a bit larger. The AC equipment should be shielded from view. The applicant will add decorative detail to the garages for aesthetic purposes. The Board recommended the use of privacy fences between the individual units and the applicant agreed that this is a good idea. The colors of the back should match the colors of the front. A couple of Board members agreed that the color of the garage doors should match the trim color. The Board agreed that due to the number of recommended modifications to the project, action by the Board should be tabled until a later date. The Board requested additional information regarding lighting plans. The applicant agreed with the Board's recommendations. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Brian Witmer made a motion to table action on application DRB-001506-2015 until the recommended modifications can be made to the project. Mr. Hoffman seconded the motion and the motion passed with a vote of 6-0-0.

12. Appearance by Citizens

None

13. Adjournment

The meeting was adjourned at 3:25p.m.

Submitted By:

Approved By:

September 8, 2015

Kathleen Carlin
Secretary

Jake Gartner
Chairman