

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
February 12, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, Kyle Theodore

Board Members Excused: Debbie Remke, Brian Witmer

Town Council Present: None

Town Staff Present: Chris Darnell, Urban Designer; Brian Hulbert, Staff Attorney; Shari Mendrick, Floodplain Administrator; Teresa Haley, Senior Administrative Assistant

1. Call to Order

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

2. Roll Call – See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Approval of the Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of January 8, 2019

Ms. Theodore moved to approve the minutes of the January 8, 2019 meeting. Vice Chairman Gentemann seconded. The motion passed with a vote of 3-0-1. Chairman Strecker abstained as he was not present at the subject meeting.

6. New Business

A. Alteration/Addition

- Oceanview, DRB-000001-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the application.

Chairman Strecker asked the Board for comments. The Board indicated that besides seeking retroactive approval, the painted porte cochere at the main entrance is acceptable.

Vice Chairman Gentemann made a motion to approve DRB-000001-2019 as submitted. Ms. Theodore seconded. The motion passed with a vote of 4-0-0.

- Summer House, DRB-000153-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial as submitted. Mr. Darnell indicated Staff is in receipt of two emails regarding the project. One from a property owner regarding concerns for the color selections and approval from the Summer House Board. The second email is from the Board President indicating approval.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Strecker asked the Board for comments. The Board made comments and inquiries regarding the proposed colors and their locations. Siding Color A is proposed for the garage siding. The stucco on the residential buildings will be removed and replaced. The stucco on the garages may or may not be removed. If the stucco is not removed on the garages then it will be refinished the same color. The Board agreed that four different siding colors is too many. Siding Color A is appropriate. The Board expressed concerns with Siding Colors B, C, and D. Siding Color B is too close to red, should be softened, and not appear pastel. Siding Color C is too green and does not have the right undertone. Siding Color D should be eliminated. All siding colors should have the same undertone. If shades of A, B and C are pursued then a Charleston Green undertone is preferred. One member of the Board asked that the door color be subdued. The Board indicated that more information and clarification is needed. The Board and the applicant discussed the applicant providing: an updated site plan to understand the relationship of the buildings and the proposed colors; color elevations of the front and a side, understanding that the front and back will be the same, as will both sides; three separate boards identifying each of the three color combinations and all elements; paint a piece of hardiplank with the actual colors and show the trim color next to it. The Board indicated the applicant can submit more than one color option and specify their preferred option. The Board asked the applicant to specify in the next submittal whether the gutters and downspouts will remain the same or be painted.

The application was withdrawn at the applicant's request.

- Sharky's, DRB-000166-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Per the email from the applicant, the proposed color has been changed to Medium Bronze. Based on this color change, Staff recommends approval with the following conditions:

1. The replacement roof is standing seam metal.
2. The color is Medium Bronze, per the revised application.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant was not in attendance.

Chairman Strecker asked the Board for comments. The Board asked if the standing seam metal is to replace the mansard shingles and what would happen to the flat roof. The applicant's narrative indicates replacement of the wood shake shingles which are only on the mansard roof. The Board expressed wanting to see how the standing seam metal mansard interfaces with the flat roof. The Board generally agreed this would be an improvement. The Board pointed out this improvement would exacerbate the siding that needs to be painted and recommended that be pursued.

Ms. Theodore made a motion to approve DRB-000166-2019 with the following conditions:

1. The roof material shall be standing seam metal.
2. The color shall be Medium Bronze.
3. The Board suggested the owner pursue painting the siding and trim. Please note this is a suggestion, not a requirement.

Ms. Foss seconded. The motion passed with a vote of 4-0-0.

- New York City Pizza, DRB-000178-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following conditions:

1. Plans shall be revised to specify the color of the aluminum hand rail.
2. Plans shall specify all electrical wiring for lighting, ceilings fans, etc. shall be concealed in architectural elements.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Strecker asked the Board for comments. The Board asked the applicant to explain the previous approval and the new proposal. The Board made additional inquiries and comments regarding: the colors will match what was previously approved; the color of the hand rail will need to be specified; the new enclosure at the stairs will be a straight stucco wall; the new entry include stucco and storefront which will match; the windows are wood framed and the end ones will remain; the upstairs portion boxed in stucco will match the rest of the building stucco; the light fixture will be dark bronze; and the light lumens need to be specified. The Board complimented the project.

Vice Chairman Gentemann made a motion to approve DRB-000178-2019 with the following conditions:

1. Plans shall be revised to specify the color of the aluminum hand rail, which has been identified as a dark bronze to match the storefront.
2. Plans shall specify all electrical wiring for lighting, ceilings fans, etc. shall be concealed within the architectural elements.
3. The storefront, stucco, trim, colors, materials and associated items are to match as previously approved on November 8, 2016 by the DRB.
4. Submit cut sheet for light fixture for staff review and approval.

Ms. Theodore seconded. The motion passed with a vote of 4-0-0.

- Hargray Building, DRB-000192-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Mr. Darnell noted that all signage is approved under a separate permit and approval of this submittal would not include a sign on the façade. With that said, Staff recommends approval.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Strecker asked the Board for comments. The Board asked whether the lighting mentioned in the narrative is different from the previous submittal. Removal of the center portico would result in a reduction of three lights, otherwise the lighting remains the same. The Board asked about the premanufactured canopy to replace the previously approved Kalwall system. The canopy will be a premanufactured aluminum in bronze color to match the storefront. The Board complimented the proposed changes to the project.

Vice Chairman Gentemann made a motion to approve DRB-000192-2019 as submitted. Ms. Foss seconded. The motion passed with a vote of 4-0-0.

7. Appearance by Citizens – None

8. Staff Report

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

The Board asked Staff to look into the hand railing at Crazy Crab on William Hilton Parkway. The top of it appears to be white.

9. Adjournment

The meeting was adjourned at 2:34 p.m.

Submitted by: Teresa Haley, Secretary

Approved: February 26, 2019

Dale Strecker, Chairman