

Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, December 14, 2010 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

APPROVED

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

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Review Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Parker 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 November 23, 2010 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

One Hot Mama's - Awning – Alteration/Addition - DR100047

Mr. Roan introduced the project and stated its location in Hilton Head Plaza. The applicant currently has an indoor/outdoor bar configuration. Based on weather considerations, the applicant would like to add an overhang to be contained to the bar area. The applicant is

proposing a simple, fairly basic pipe construction that will extend just beyond the area of the bar. Mr. Roan presented an in-depth review of the project. The applicant is proposing to use the same 1 x 4 trim and leaner bar detail that is currently shown on Reilley's outdoor bar.

The applicant will need to clarify how and where the awning resolves into the wall and the connecting parapet feature in the courtyard. The awning color will be dark green to match the roof. Staff recommended approval with the condition that the requested clarification is approved by the Board. At completion of the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Applicant, Mr. Chris Moscola, managing partner of One Hot Mama's, presented statements in support of the application. The Board and the applicant discussed the attachment details, the roof, the pipe construction, and the awning. The Board and the applicant discussed concerns with the attachment issue. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the One Hot Mama's – awning application upon the revision of the details to show a continuous attachment to both fascias, creating a valley in the awning versus a simple shed awning. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 5-1-0.

Lawton Canal Antennae Co-Locate – Alteration/Addition - DR100048

Mr. Roan introduced the project and stated its location, 2 Lawton Canal Road in Sea Pines. The applicant would like to install a microwave dish on the monopole at this address. Mr. Roan reviewed the site and the proposed project. The Sea Pines Architecture Board has approved the project. The staff recommended approval of the application. The Board discussed the project and agreed with staff's recommendation to approve the application. At the completion of final comments, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Lawton Canal Antennae Co-Locate application as presented. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 6-0-0.

(Chairman Parker and Vice Chairman Theodore recused themselves from review of the following application due to a potential conflict of interest. A Disclosure of Conflict of Interest Form was completed by both members, signed, and attached to the record).

First Presbyterian Church - Renovation – Alteration/Addition - DR100049

Mr. Roan introduced the project and stated its location, 540 William Hilton Parkway. Today's application represents Phase II of the modifications and additions for the Church. The scope of the Phase II work is limited to the original 1982 – 83 Christian Education structure. A new exist access stair will be added along with a new primary entrance to the structure which will provide weather protection and improved user access. The existing west entrance will be eliminated. The door and side lights will be removed; and two double hung windows added to restore that wall to its original configuration.

The proposed work included the elimination of several double hung windows and the addition of several new double hung windows. All exterior building colors and materials will match the existing. The site design will require minimal site disturbance, minor landscape alterations and no tree removal. Two areas of existing concrete walk on the western side of the building will be

removed as they are no longer needed for building access. Concrete walks along the front of the building and accessing the parking lot will be replaced with a new exposed aggregate walk. A new, exposed aggregate walk will be installed on-grade and will provide additional access from the parking lot to the new, covered entryway. Landscape replacement material will complement the existing and recently installed Phase I landscaping.

Mr. Roan presented details regarding the elevations, the landscaping, and the covered entryway. Mr. Roan discussed the need to preserve existing trees. These trees are important in softening the new, large Pattern 139 addition for the stairwell. They also constrain the ability to increase the bed size in front of this wall, given the new covered entry configuration.

Every attempt should be made to minimize the impact to the existing trees and landscaping. The size and placement of the proposed azaleas and redbud anchoring the corner should be carefully considered. Because the large trees located near the sidewalks are scheduled to be replaced, the sidewalk must go back in the same footprint; or it must be on top of existing grade.

Following staff's presentation, Mr. Behling (*acting on behalf of recused Chairman Tom Parker*) requested that the applicant(s) make their presentation.

Mr. Trey Griffin, Landscape Architect, with Wood + Partners, and Mr. Jake Lee, Architect of Record, Lee & Parker Architects, presented statements in support of today's Phase II application. The applicants addressed the staff's concerns regarding trees and landscaping. The applicant(s) stated that the trees will be protected. At the completion of final comments, Mr. Behling requested that a motion to be made.

Mr. Sodemann made a **motion** to approve the First Presbyterian Church - Renovation application as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Spanish Wells Road Antennae Co-Location – Alteration/Addition - DR100050

Mr. Roan introduced the project and stated its location, 282 Spanish Wells Road. Mr. Roan reviewed the site and the proposed project. Today's application includes expansion of an existing ground cabinet. The cabinet is located behind the fence and virtually invisible. The staff recommended approval of the application. The Board discussed the project and agreed with the staff's recommendation. Following final comments, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to approve the Spanish Wells Road Antennae Co-Location application as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

The Lodge – Alteration/Addition - DR100051

Mr. Roan introduced the project and stated its location in Hilton Head Plaza. Mr. Roan presented an in-depth review of the site and the proposed project. The applicant is proposing to extend one of the four walls of the courtyard. The applicant wishes to extend the wall in order to create some partial definition on the back of the deck.

The staff feels that the proposed project would break up the symmetry and definition of the overall area. For all the cumulative add-ons in and on this courtyard, approved or otherwise, this is actually a structural component of the building. It appears (in the photos) that One Hot

Mama's has extended the same feature with an aluminum rail. Staff would recommend that the applicant do the same with a matching detail along the same delineation, and cut back the deck accordingly to suit. The extension of the brick wall is not an appropriate solution.

The applicant should subsequently fill the increased bed area with some sort of landscaping. If today's application is denied or withdrawn, the deck should be properly finished to integrate into the edge of the existing sidewalk without a continuous 8-12" gap of dirt.

Mr. Roan also presented statements with regard to the need to preserve existing trees. This project was previously reviewed by the Fire Department and their requirements are that the material shall be flame resistant; and the fireplace in the center of the patio shall be changed to a gas fireplace only.

The applicant was not available at today's meeting for comments or questions from the Board. The Board discussed the project. The Board reported aesthetic and safety concerns regarding the proposed extension of the brick wall. The applicant should explore more appropriate options. The Board agreed with staff's concerns regarding the need to preserve trees.

Following final comments, and based on today's concerns, Chairman Parker reported that the Board is unable to approve today's submission. The applicant should reconsider the design of the project taking today's comments into consideration. Staff will meet with the applicant to discuss the Board's concerns. Mr. Roan **withdrew** today's submission on behalf of the applicant.

Providence Presbyterian Church - SIGN100174

Mr. Roan reported that this is a sign application. The applicant would like to locate the new (secondary) sign next to the driveway of the Church's Children's Center.

Mr. Roan presented an in-depth review of the sign application including the location of the Church's main ID sign. The proposed sign is to complement/mirror the main ID sign for the sanctuary entrance (further down Cordillo Parkway). The materials and colors are to match the existing. The staff recommended that the exposed 4 x 4 supports be clad with blanks to anchor the sign, provide some weight, and mimic the changeable copy panels on the main ID sign.

The staff recommended that the standing seam roof element on the main sign be repeated on the new sign. This is a highly visible entry on the street and an attempt at value-engineering existing details would be a disservice to the quality of the development on the site.

Mr. Roan stated that landscaping will need to be submitted as well. The Board discussed the project and agreed with staff's recommendations. Following staff's presentation, Chairman Parker requested that the applicants make (their) presentation.

Applicants, Mr. Joe Alexander and Mr. Brian Byrd, with Providence Presbyterian Church, and Mr. Howard Wright, with Hilton Head Signs, presented statements in support of the application.

The Board and the applicants discussed several issues including a recommendation to reduce the size of the new sign, adding a roof to the back of the sign, and wrapping the bottom of the sign for added weight. Reducing the size of the new sign, in order to differentiate it from the main ID sign, will help a great deal.

The Board agreed that the new sign should have a back and a roof in order to achieve the same high quality as the main ID sign. Following final comments, the applicants stated that they would like to **withdraw** today's application for needed revisions.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:15pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman