

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – NOVEMBER 9, 2023

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Doug DeLong
Mr. John Lavrich
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Dan Hurt
Planning Commission Liaison, John Marino
Ms. Petree Powell, Assistant City Planner/Staff Liaison
Ms. Shilpi Bharti, Planner
Mr. Isaak Simmers, Planner
Ms. Kristine Kelley, Recording Secretary

I. **CALL TO ORDER**

Chair Weber called the meeting to order at 5:30 p.m.

II. **APPROVAL OF MEETING SUMMARY**

A. **September 14, 2023**

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member Lew seconded the motion. The motion passed by a voice vote of 6-0.

III. **UNFINISHED BUSINESS - None**

IV. **NEW BUSINESS**

A. **Proposed 2024 Meeting Schedule**

Vice-Chair Starling motioned to approve the 2024 Meeting Schedule. Board Member Lew seconded the motion. The motion passed by a voice vote of 6-0.

- B. **Burkhardt Place, Lot 11**: An Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations for an office building located on a 0.32-acre tract of the Historical District, located on the south side of Old Chesterfield Road, zoned "PC"-Planned Commercial District with Landmark Preservation area.

STAFF PRESENTATION

Shilpi Bharti, Planner explained that the request is for a 172 square foot building addition and porch renovations.

Ms. Bharti then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the project.

Project Summary

- Covered porch on the rear of the building.
- Add roof to the open deck at the front.
- Adding more open space by removing some of the existing parking from site.
- There is sidewalk proposed on the north side.
- The landscaping will include different types of shrubs and ornamental trees.

DISCUSSION

Opening comment

Chair Weber thanked the petitioner for a tremendous project with high-quality transitional improvements.

During discussion the following information was provided.

- Mechanical equipment will be fully screened by landscaping.
- Sidewalks have been escrowed for future improvements.
- No parking lot drainage concerns.
- No additional site lighting.
- Gutters painted to match the building.
- No landscaping concerns.

Commissioner Marino commented on the importance and sensitivity being within the Historical District.

Motion

Board Member Mehrtens made a motion to forward Burkhardt Place, Lot 11 to Planning Commission, as presented, with a recommendation of approval. Vice-Chair Starling seconded the motion. **The motion passed by a voice vote of 6-0.**

- C. **Clarkson Square Adj. Lot 1**: Amended Architectural Elevations, Landscape Plan and Architect's Statement of Design for a retail building, zoned "C-8" Planned Commercial located on the northwest corner of Baxter Road and Clarkson Road.

STAFF PRESENTATION

Isaak Simmers, Planner explained that the request is for a proposed exterior renovation to an existing stand-alone multi-tenant retail building.

Mr. Simmers then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the project.

Scale, Design, Materials and Colors

The scale of the new canopy element will be slightly higher than that of the existing roofline, but lower than the existing peaked element which is proposed to be removed. The front “porch” area, or covered sidewalk, will be expanded at the south end of the east façade. The building is mainly comprised of brick, with brick accent and architectural shingled mansard roofing. Materials and colors were chosen to be compatible with the existing building.

Landscape Design, Lighting, and Screening

The applicant is proposing to replace the original plantings missing today and adjusting materials as required to accommodate the expanded “porch” area.

Existing site lighting will remain and new cut-off energy efficient LED fixtures will provide a safely lit walkway under the new canopy.

Existing black steel fencing will be expanded around the covered sidewalk for safety.

DISCUSSION

During discussion the following information was provided.

- Parking requirements have been met.
- Slight deviation of existing sign band.
- Concerns to the applied massing and transition of color and materials to the front façade.
- Enhanced and logical improvements to the expanded front “porch” area.
- The applicant explained that the intent of the new element to the front façade is to divide the existing single tenant into a multi-tenant space.
- Design relationship and proximity to arterial roadways.
- Corner anchoring of mansard roofing.
- Suggestion to the property management company for parking lot improvements.
- No landscaping concerns.

*After further discussion, the applicant requested to **HOLD** the project to allow time to address the substantial concerns raised from the Board. No action necessary at this time.*

- D. Gateway Studios, Lot 1A: Amended Architectural Elevations and Architect’s Statement of Design for a 19.3-acre tract of land zoned “PC” Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

STAFF PRESENTATION

Shilpi Bharti, Planner explained that the elevations are amended to include screening walls for roof-top mechanical equipment on all four sides of the building and replace some portion of the curtain wall on the south and west elevation. There are no changes to the previously approved material for the building.

Ms. Bharti then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the project.

DISCUSSION

Opening comment

Considering that this high-profile project is at Chesterfield's western front door, Chair Weber opened the discussion by emphasizing the importance of quality and consistency throughout. However, with the building being a four-sided structure there are substantial concerns of inconsistency and lack of quality to the colors and materials not matching the elevation and materials previously approved by ARB. Although construction is ongoing, Staff will continue to closely monitor its progress.

During discussion the following information was provided.

- Visibility to the proposed mechanical equipment and screening material concerns.
- Quality level lacking to the exposed concrete of the studio building.
- Visibility concerns of the exposed duct – preferred building integration.
- The Board complimented the elegance of the internal ACM curtain wall within the main building.

*After a lengthy project and procedural discussion, the applicant requested to **HOLD** the project to allow time to address the substantial concerns raised from the Board. No action necessary at this time.*

- E. River Bend Elementary: An Amended Site Development Plan, Amended Architectural Elevations, and the Architect's Statement of Design for an elementary school building zoned "R-2" Residential District located west of River Valley Drive.

STAFF PRESENTATION

Petree Powell, Assistant City Planner explained that the request is for two building additions, vestibule and site improvements to the existing elementary school.

Ms. Powell then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the project.

Site Improvements

New kindergarten playground; new surfaces and play equipment for western playground, new asphalt resurfacing for part of the track and the old basketball court. A New ADA ramp access to storm shelter below grade, including retaining wall and chain link fencing. Replacement of driveway asphalt and sidewalks at the entrance.

Design, Materials, & Colors

The proposed addition is of similar scale and design to the existing building. The same accent brick is utilized as a buffer between the two kindergarten classrooms.

DISCUSSION

During discussion the following information was provided.

- Importance of a security storm shelter. Board Member Lew suggested to incorporate bullet-proof glass into the expansion.
- Nice integration of building materials.
- Retaining wall to support the new playground with a chain-link fence for safety purposes.
- Mechanical equipment will remain internal.

- No landscaping issues. Small ornamental tree near the gym to remain.

Motion

Vice-Chair Starling made a motion to forward River Bend Elementary to Planning Commission, as presented, with a recommendation of approval. Board Member Mehrrens seconded the motion. **The motion passed by a voice vote of 6-0.**

- F. West County YMCA: An Amended Site Development Plan, Landscape Plan and Amended Architectural Elevations for an existing YMCA facility located on a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran's Place Drive.

STAFF PRESENTATION

Isaak Simmers, Planner explained that that request is for a proposed demolition and expansion of the existing Chesterfield Family YMCA. The work will take place on the upper floor of the facility and on the front façade along Burkhardt Place. Due to the size of the proposed work, ARB review is required. A minor amount of site work will also be accomplished in conjunction with this request.

Mr. Simmers then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the project.

Parking

New double-loaded parking area with roughly 30 regular and 7 accessible parking spaces.

Scale, Design, Materials, & Colors

The demolition will remove roughly 6,000 gross square feet from the primary face of the building, including the main entry vestibule and canopy, existing drop off lane, a grass courtyard, and children's play yard.

The new addition will include a new entry canopy and vestibule at the main entrance as well as material cladding accents along the exterior of the existing building. The roof overhang will be clad in metal panels and soffit with a wood-look metal plank ceiling.

Landscape Design and Screening

Existing landscaping will be maintained where it does not interfere with construction and all trees and landscaping along the length of the renovated parking area.

DISCUSSION

During discussion the following information was provided.

- The applicant explained the purpose of eliminating one drop off area.
- Light shine to the front glass wall façade will be minimal due to added landscape buffering.
- The proposed renovations complement the adjacent Wildhorse Village development.
- Internal graphic "Y" decal is considered a window sign, but does not affect the overall signage allowance. No permit required for interior window signs.
- The applicant clarified canopy drainage.
- The mechanical equipment will be fully screened.

Lighting

Commissioner Marino praised the project but explained that the lighting will be closely evaluated by the Planning Commission.

Landscaping

Board Member DeLong had no overall concerns with the proposed landscaping, but suggested that the white ash trees be replaced.

Motion

Board Member Lavrich made a motion to forward West County YMCA to Planning Commission, as presented, with a recommendation of approval. Vice-Chair Starling seconded the motion. **The motion passed by a voice vote of 6-0.**

V. **OTHER**

VI. **ADJOURNMENT 7:06 p.m.**