

**CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, OCTOBER 16, 2008 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST**

CONFERENCE ROOM 101

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

- A. **Spirit of St. Louis Airpark (Candlewood Suites):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a hotel on a 2.49 acre parcel located at 807 Spirit of St. Louis Boulevard, north of its intersection with Aviation Museum Road.
- B. **The Smokehouse (Annie Gunn's Restaurant):** Amended Architectural Elevations for a 1.85 acre parcel of land zoned "C-8" Planned Commercial District and located south of Chesterfield Airport Road and west of Baxter Road. (17T240201)

III. APPROVAL OF MEETING SUMMARIES

- A. **August 14, 2008**

IV. OLD BUSINESS

- A. **ARB Bylaws - Article III: Election of Officers**

V. NEW BUSINESS

VI. ADJOURNMENT

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).



II.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

October 9, 2008

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway
Chesterfield, Missouri 63017

Re: **Spirit of St. Louis Airpark (Candlewood Suites)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a hotel on a 2.49 acre parcel located at 807 Spirit of St. Louis Boulevard , north of its intersection with Aviation Museum Road.

Dear Board Members:

Stock and Associates Consulting Engineers, Inc. and Environs Architects have submitted, on behalf of Candlewood Suites, a Site Development Section Plan Architectural Elevations, Landscape Plan and Architects Statement of Design for the above-referenced property. The Department of Planning and Public Works has reviewed their request and submits the following report:

Submittal Information

The request is for construction of an extended-stay hotel. Exterior building materials are proposed to be brick, limestone, and exterior insulation and finish system (EIFS). The proposed roof material and design is EPDM and copper standing seam metal, which screening material proposed to be rusticated brick and limestone to match the building. Please see the attached checklist to review the project's compliance with the City of Chesterfield' Design Guidelines.

Departmental Input

The project was reviewed for compliance with the City of Chesterfield Design Guidelines, and is under review for compliance with City of Chesterfield Ordinance 1156. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not

reviewed during this part of the process and will be reviewed by the Department of Planning.

Action Requested

The Department of Planning and Public Works requests action by the Architectural Review Board of the information presented.

Respectfully submitted,

A handwritten signature in black ink that reads "Annissa McCaskill-Clay". The signature is written in a cursive, flowing style.

Annissa G. McCaskill-Clay, AICP
Lead Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal.

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Spirit of St. Louis Airpark (Candlewood Suites)
Date of Review: October 10, 2008

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation			Landscape is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	x		
II. Residential Structures:			NA
A. General Residential Architecture			
B. Multiple-Family Architecture			
III. Non-residential Structures:			
A. General			
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines			NA
D. Auto Service Station Guidelines			NA
E. Shopping Center Guidelines			NA
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscape is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is a separate process, however, the developer proposes to utilize a candle flame insignia on the building in lieu of typical signage.
B. Lighting			Lighting is being addressed through site plan review for proper light levels. Architectural lighting has not been submitted for review.
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
 January 2002



City of Chesterfield

ARCHITECTURAL REVIEW BOARD Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- ☐ Color site plan with contours, site location map, and identification of adjacent uses. **BT STOCK & ASSOCIATES**
- ☒ Color elevations for all building faces.
- ☒ Color rendering or model reflecting proposed topography.
- ☒ Large exterior material samples. * **TO BE DELIVERED IN PERSON**
- ☐ Photos' reflecting all views of adjacent uses and sites. **BT STOCK & ASSOC.**
- ☒ Details for screening, retaining walls, etc. *
- ☒ Section plans highlighting any building off-sets, etc.
- ☒ Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.
- ☒ Landscape plan. **BT STOCK & ASSOCIATES (ENCLOSED)**
- ☒ Any other exhibits which would aid understanding of design proposal. **PHOTOS**
- ☒ Governing ordinance requirements.

* Denotes that item will be brought to meeting by the petitioner



ARCHITECTURAL REVIEW BOARD Project Statistics Application

Project Title: Candlewood Suites Extended Stay Hotel

Developer: HMA, LLC **Architect:** Environs Architects **Engineer:** Stock & Associates

Location: 807 Spirit of St. Louis Blvd.

PROJECT STATISTICS:

Size of site (in acres): 2.49 acres **Total Square Footage:** 57,870 **Building Height:** 4 stories (43'-6")

Proposed Usage: Extended Stay Hotel (R-1)

Exterior Building Materials: Brick, limestone, exterior insulation & finish system

Construction Type: Combustible protected type 5A - NFPA 13R sprinkler system

Roof Material & Design: EPDM and copper standing seam metal roofing

Screening Material & Design: Rusticated brick and limestone to match the building

Landscape Guidelines: X Commercial Institutional X Valley Residential

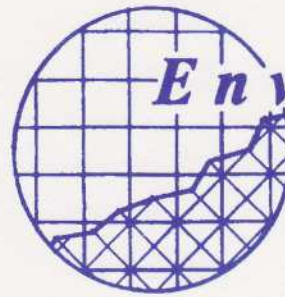
Building Setbacks: 78' Front 82'/117' Side 85' Rear 4 stories Max Bldg Ht. Min. Lot Req.

Description of art or architecturally significant features (if any): Candle flame insignia mounted on three sides of the building

ADDITIONAL PROJECT INFORMATION:

September 3, 2008

The City of Chesterfield
Architectural Review Board
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



Envy Irons
Architects-Planners

6201 West Main Street
Suite 150
Maryville, IL 62062

(618) 344-8699
(800) 974-1677
FAX (618) 344-8150

Re: Candlewood Suites
Chesterfield, Missouri

Dear Sirs:

I am pleased to submit the Candlewood Suites Extended Stay Hotel located at 807 Spirit of St. Louis Blvd.

Candlewood Suites Extended Stay Hotels is not dependent on "drive-by" traffic, because of the nature of the extended stay hotel. Candlewood Suites Extended Stay Hotels offer comfortable and affordable studio and one-bedroom suites with full kitchens designed to be dog and pet friendly. Executive desks and home entertainment centers have been provided for the traveler to help them relax. The gazebo provides guests an opportunity for self serve outdoor cooking and dining.

The developer's vision is of long term satisfaction of the guests as well as minimizing undesirable impacts on the surrounding neighbors. This building is located within the setback requirements, power line easements, and drainage ditch easements. This site has been designed in keeping with the open space requirement for the site.

The automobile parking surrounds the building on all sides and are landscaped and bermed in order to provide pleasing views from the main access of Chesterfield Airport Road.

Site lighting is limited to the parking areas and safety lighting around the hotel and will not shine off this site. Care has been taken to minimize spillage of light from the site in consideration of the surrounding property owners.

The trash enclosure will be screened by a minimum 6' tall enclosure constructed of materials similar to the proposed building.

A generous plaza has been included at the front entry on the west side of the building. The building is designed as single phase construction.

The building is set back from the proposed roadway to allow for good visibility for vehicular traffic and bicyclers. The parking proposed provides the most direct and safe access to the building. There are proposed access points to the proposed roadway, and Wings of Hope Blvd.

September 3, 2008

Page Two

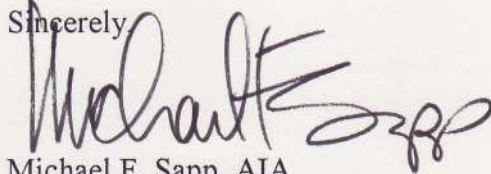
This building has been designed to franchise standards with many upgrades. The base of our building is entirely brick up to the first floor in order to provide a high quality for all users within contact of the building. The brick has been selected from a residential collection with a warm earth tone feeling. The window sills in brick areas are limestone and the footprint of our building has been increased in order to provide more room within the guest areas to maximize comfort.

The exterior of the hotel has been designed using an up-to-date style in an appropriate human scale with multiple offsets and building projections. A diversity of high quality materials have been used to provide a pleasing and harmonious appearance. The exterior insulation and finish system has been scored at the cornice and the beltline coursing to simulate the scale and size of stone in order to emulate traditional stone work. The metal roofing and flashing color has been changed from painted metal to a polished copper. The roof parapets have been designed to screen any rooftop equipment, exhaust hoods and linen chute caps. The corporate signage has been removed from the building façade and replaced with the candle flame insignia used as an architectural feature.

This building is designed with efficient systems that allow control over unoccupied rooms adjusting heating and cooling on systems to lower levels when unoccupied. Utility locations and connections to the building have been coordinated so that all utilities are underground and screened from view or landscaped in order to minimize the visual impact on public streets.

If you have any questions or if additional information will be required please do not hesitate to contact me.

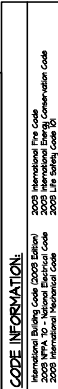
Sincerely,

A handwritten signature in dark ink, appearing to read "Michael F. Sapp", with a stylized flourish at the end.

Michael F. Sapp, AIA

MFS/ssm

An architectural rendering of a multi-story residential building. The building features a central entrance with a white facade and a blue logo. The main body of the building is yellow with orange accents and blue window frames. The building is surrounded by landscaping, including trees and a sidewalk. Several cars are parked along the street in front of the building.



CODE		INTERNATIONAL BUILDING CODE (2009 EDITION)	
REQUIREMENTS	REFERENCE	ALLOWABLE OR REQUIRED	
1. OCCUPANCY GROUP 2. CONSTRUCTION TYPE 3. PROHIBITED AREA 4. ALLOWED (A) AND B 5. SPINNAKER SYSTEM 6. SPINNAKER SYSTEM 7. SPINNAKER SYSTEM 8. SPINNAKER SYSTEM 9. SPINNAKER SYSTEM 10. SPINNAKER SYSTEM 11. SPINNAKER SYSTEM 12. SPINNAKER SYSTEM 13. SPINNAKER SYSTEM 14. SPINNAKER SYSTEM 15. SPINNAKER SYSTEM 16. SPINNAKER SYSTEM 17. SPINNAKER SYSTEM 18. SPINNAKER SYSTEM 19. SPINNAKER SYSTEM 20. SPINNAKER SYSTEM 21. SPINNAKER SYSTEM 22. SPINNAKER SYSTEM 23. SPINNAKER SYSTEM 24. SPINNAKER SYSTEM 25. SPINNAKER SYSTEM 26. SPINNAKER SYSTEM 27. SPINNAKER SYSTEM 28. SPINNAKER SYSTEM 29. SPINNAKER SYSTEM 30. SPINNAKER SYSTEM 31. SPINNAKER SYSTEM 32. SPINNAKER SYSTEM 33. SPINNAKER SYSTEM 34. SPINNAKER SYSTEM 35. SPINNAKER SYSTEM 36. SPINNAKER SYSTEM 37. SPINNAKER SYSTEM 38. SPINNAKER SYSTEM 39. SPINNAKER SYSTEM 40. SPINNAKER SYSTEM 41. SPINNAKER SYSTEM 42. SPINNAKER SYSTEM 43. SPINNAKER SYSTEM 44. SPINNAKER SYSTEM 45. SPINNAKER SYSTEM 46. SPINNAKER SYSTEM 47. SPINNAKER SYSTEM 48. SPINNAKER SYSTEM 49. SPINNAKER SYSTEM 50. SPINNAKER SYSTEM 51. SPINNAKER SYSTEM 52. SPINNAKER SYSTEM 53. SPINNAKER SYSTEM 54. SPINNAKER SYSTEM 55. SPINNAKER SYSTEM 56. SPINNAKER SYSTEM 57. SPINNAKER SYSTEM 58. SPINNAKER SYSTEM 59. SPINNAKER SYSTEM 60. SPINNAKER SYSTEM 61. SPINNAKER SYSTEM 62. SPINNAKER SYSTEM 63. SPINNAKER SYSTEM 64. SPINNAKER SYSTEM 65. SPINNAKER SYSTEM 66. SPINNAKER SYSTEM 67. SPINNAKER SYSTEM 68. SPINNAKER SYSTEM 69. SPINNAKER SYSTEM 70. SPINNAKER SYSTEM 71. SPINNAKER SYSTEM 72. SPINNAKER SYSTEM 73. SPINNAKER SYSTEM 74. SPINNAKER SYSTEM 75. SPINNAKER SYSTEM 76. SPINNAKER SYSTEM 77. SPINNAKER SYSTEM 78. SPINNAKER SYSTEM 79. SPINNAKER SYSTEM 80. SPINNAKER SYSTEM 81. SPINNAKER SYSTEM 82. SPINNAKER SYSTEM 83. SPINNAKER SYSTEM 84. SPINNAKER SYSTEM 85. SPINNAKER SYSTEM 86. SPINNAKER SYSTEM 87. SPINNAKER SYSTEM 88. SPINNAKER SYSTEM 89. SPINNAKER SYSTEM 90. SPINNAKER SYSTEM 91. SPINNAKER SYSTEM 92. SPINNAKER SYSTEM 93. SPINNAKER SYSTEM 94. SPINNAKER SYSTEM 95. SPINNAKER SYSTEM 96. SPINNAKER SYSTEM 97. SPINNAKER SYSTEM 98. SPINNAKER SYSTEM 99. SPINNAKER SYSTEM 100. SPINNAKER SYSTEM	SECTION 502.2.0 SECTION 502.2.1 SECTION 502.2.2 SECTION 502.2.3 SECTION 502.2.4 SECTION 502.2.5 SECTION 502.2.6 SECTION 502.2.7 SECTION 502.2.8 SECTION 502.2.9 SECTION 502.2.10 SECTION 502.2.11 SECTION 502.2.12 SECTION 502.2.13 SECTION 502.2.14 SECTION 502.2.15 SECTION 502.2.16 SECTION 502.2.17 SECTION 502.2.18 SECTION 502.2.19 SECTION 502.2.20 SECTION 502.2.21 SECTION 502.2.22 SECTION 502.2.23 SECTION 502.2.24 SECTION 502.2.25 SECTION 502.2.26 SECTION 502.2.27 SECTION 502.2.28 SECTION 502.2.29 SECTION 502.2.30 SECTION 502.2.31 SECTION 502.2.32 SECTION 502.2.33 SECTION 502.2.34 SECTION 502.2.35 SECTION 502.2.36 SECTION 502.2.37 SECTION 502.2.38 SECTION 502.2.39 SECTION 502.2.40 SECTION 502.2.41 SECTION 502.2.42 SECTION 502.2.43 SECTION 502.2.44 SECTION 502.2.45 SECTION 502.2.46 SECTION 502.2.47 SECTION 502.2.48 SECTION 502.2.49 SECTION 502.2.50 SECTION 502.2.51 SECTION 502.2.52 SECTION 502.2.53 SECTION 502.2.54 SECTION 502.2.55 SECTION 502.2.56 SECTION 502.2.57 SECTION 502.2.58 SECTION 502.2.59 SECTION 502.2.60 SECTION 502.2.61 SECTION 502.2.62 SECTION 502.2.63 SECTION 502.2.64 SECTION 502.2.65 SECTION 502.2.66 SECTION 502.2.67 SECTION 502.2.68 SECTION 502.2.69 SECTION 502.2.70 SECTION 502.2.71 SECTION 502.2.72 SECTION 502.2.73 SECTION 502.2.74 SECTION 502.2.75 SECTION 502.2.76 SECTION 502.2.77 SECTION 502.2.78 SECTION 502.2.79 SECTION 502.2.80 SECTION 502.2.81 SECTION 502.2.82 SECTION 502.2.83 SECTION 502.2.84 SECTION 502.2.85 SECTION 502.2.86 SECTION 502.2.87 SECTION 502.2.88 SECTION 502.2.89 SECTION 502.2.90 SECTION 502.2.91 SECTION 502.2.92 SECTION 502.2.93 SECTION 502.2.94 SECTION 502.2.95 SECTION 502.2.96 SECTION 502.2.97 SECTION 502.2.98 SECTION 502.2.99 SECTION 502.3.0 SECTION 502.3.1 SECTION 502.3.2 SECTION 502.3.3 SECTION 502.3.4 SECTION 502.3.5 SECTION 502.3.6 SECTION 502.3.7 SECTION 502.3.8 SECTION 502.3.9 SECTION 502.3.10 SECTION 502.3.11 SECTION 502.3.12 SECTION 502.3.13 SECTION 502.3.14 SECTION 502.3.15 SECTION 502.3.16 SECTION 502.3.17 SECTION 502.3.18 SECTION 502.3.19 SECTION 502.3.20 SECTION 502.3.21 SECTION 502.3.22 SECTION 502.3.23 SECTION 502.3.24 SECTION 502.3.25 SECTION 502.3.26 SECTION 502.3.27 SECTION 502.3.28 SECTION 502.3.29 SECTION 502.3.30 SECTION 502.3.31 SECTION 502.3.32 SECTION 502.3.33 SECTION 502.3.34 SECTION 502.3.35 SECTION 502.3.36 SECTION 502.3.37 SECTION 502.3.38 SECTION 502.3.39 SECTION 502.3.40 SECTION 502.3.41 SECTION 502.3.42 SECTION 502.3.43 SECTION 502.3.44 SECTION 502.3.45 SECTION 502.3.46 SECTION 502.3.47 SECTION 502.3.48 SECTION 502.3.49 SECTION 502.3.50 SECTION 502.3.51 SECTION 502.3.52 SECTION 502.3.53 SECTION 502.3.54 SECTION 502.3.55 SECTION 502.3.56 SECTION 502.3.57 SECTION 502.3.58 SECTION 502.3.59 SECTION 502.3.60 SECTION 502.3.61 SECTION 502.3.62 SECTION 502.3		

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Maryville, IL 62062
 Suite 150
 6201 W. Main
 Architects-Planners
 Evansons
 FAX (618) 344-8150
 (618) 344-8696
 www.evansonscp.com

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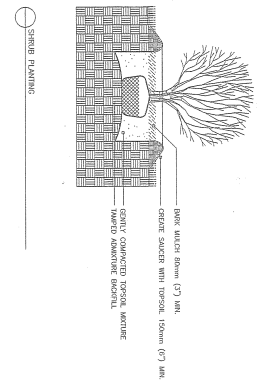


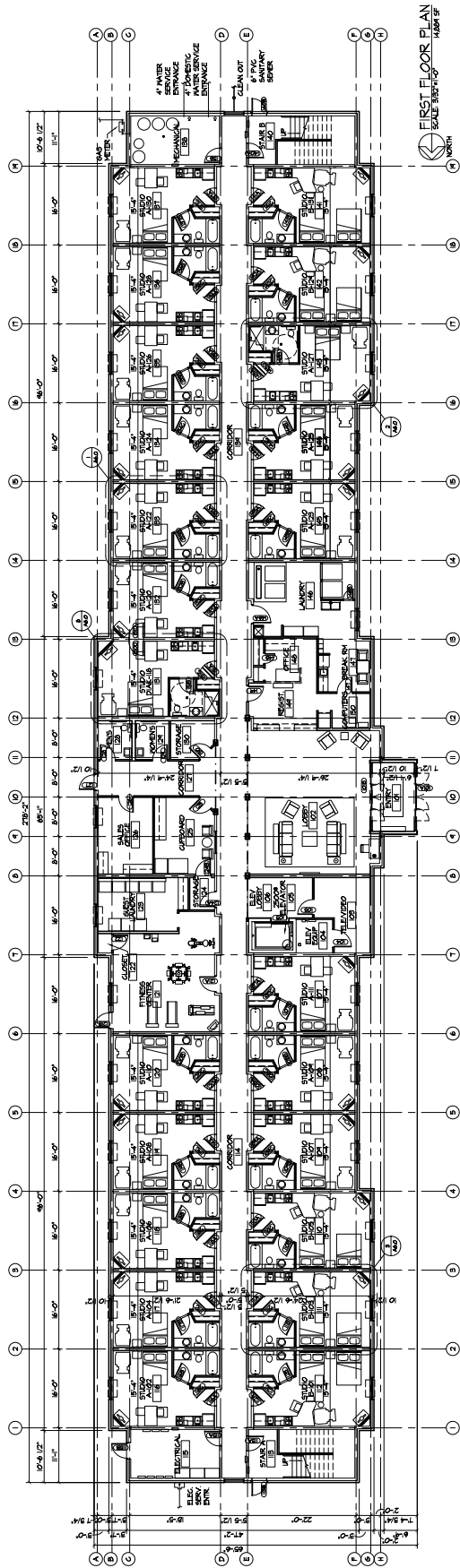
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SUITES

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CENTRALVILLE, MISSOURI 63005

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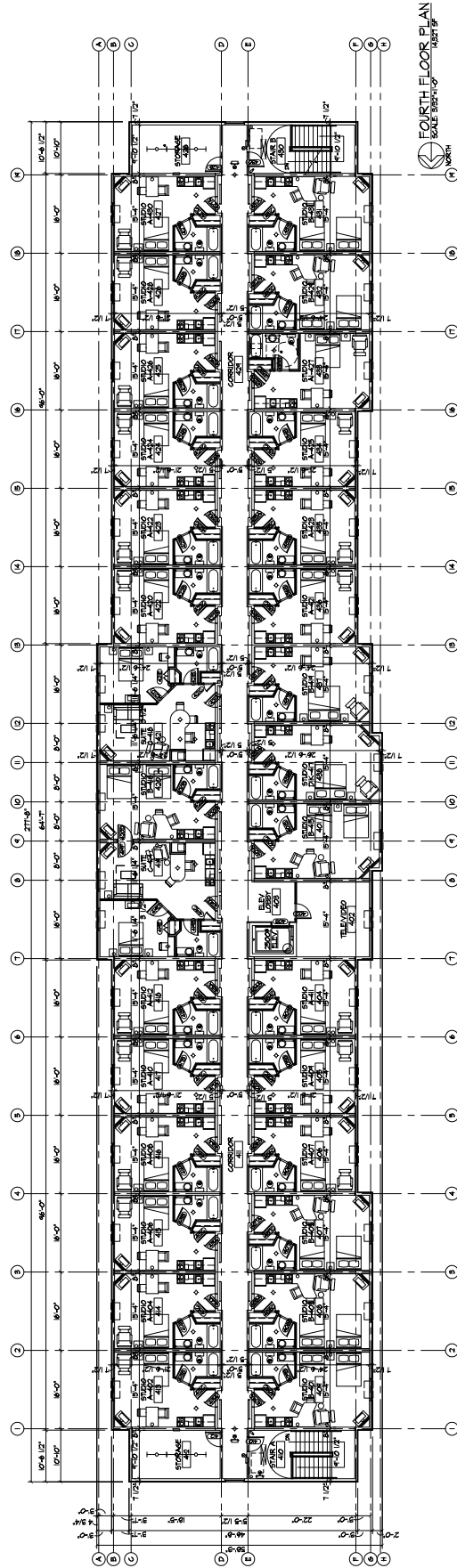
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SUITS

Envisions
Architects-Flowers
6201 W. Main
Suite 150
Maryville, IL 62062
www.envisionsofp.com

DATE: AUGUST 8, 2008
REVISIONS:





Envision
FAX (616) 544-8899
www.envisioncorp.com

USG NO. 00024

DATE: AUGUST 9, 2006

REVISIONS:



CANDLEWOOD
SUITES

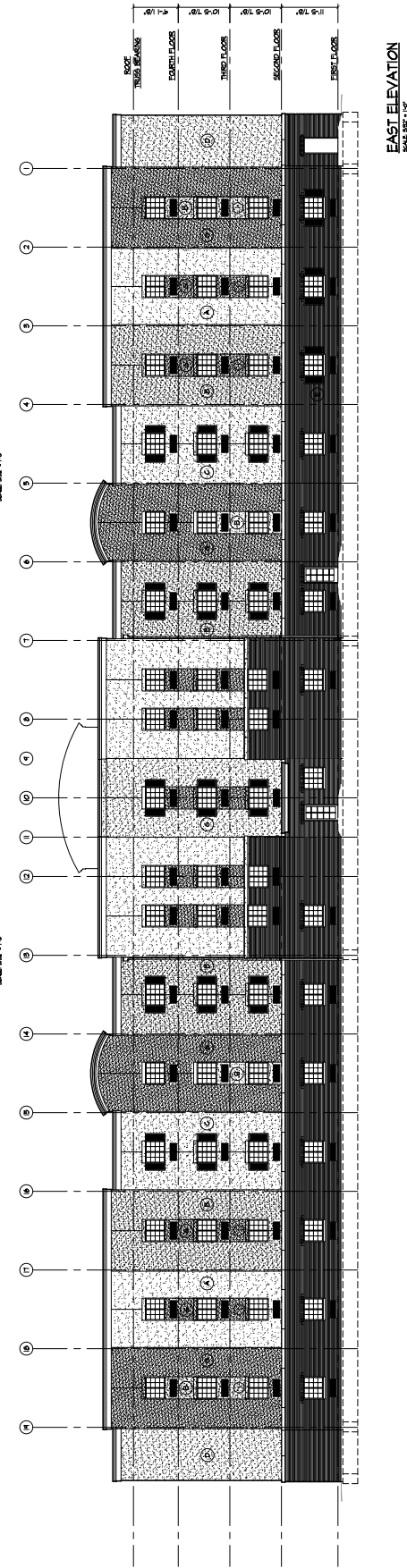
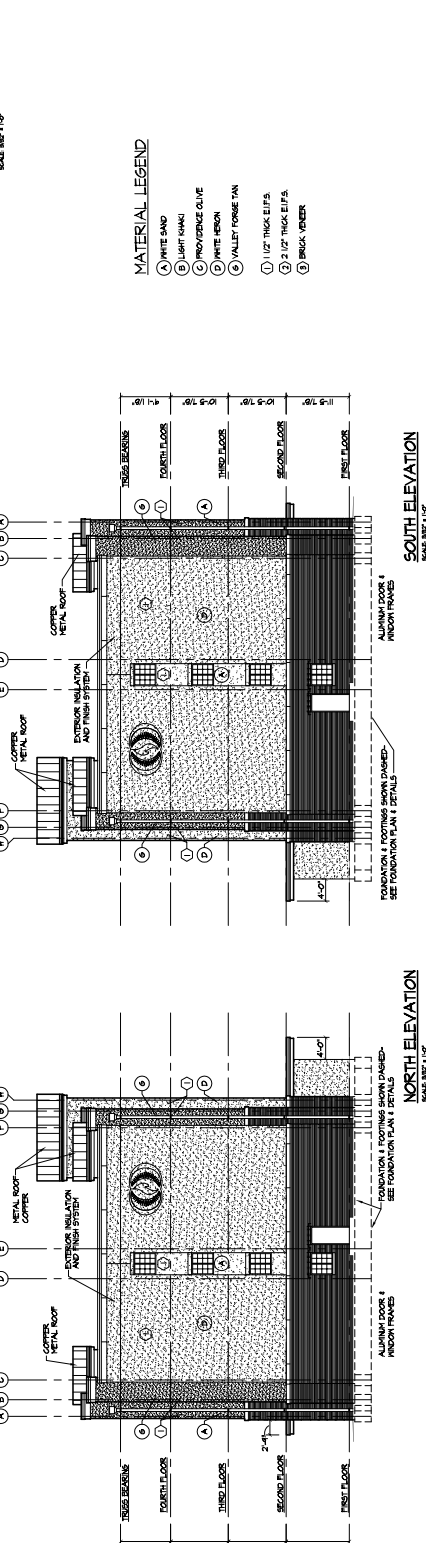
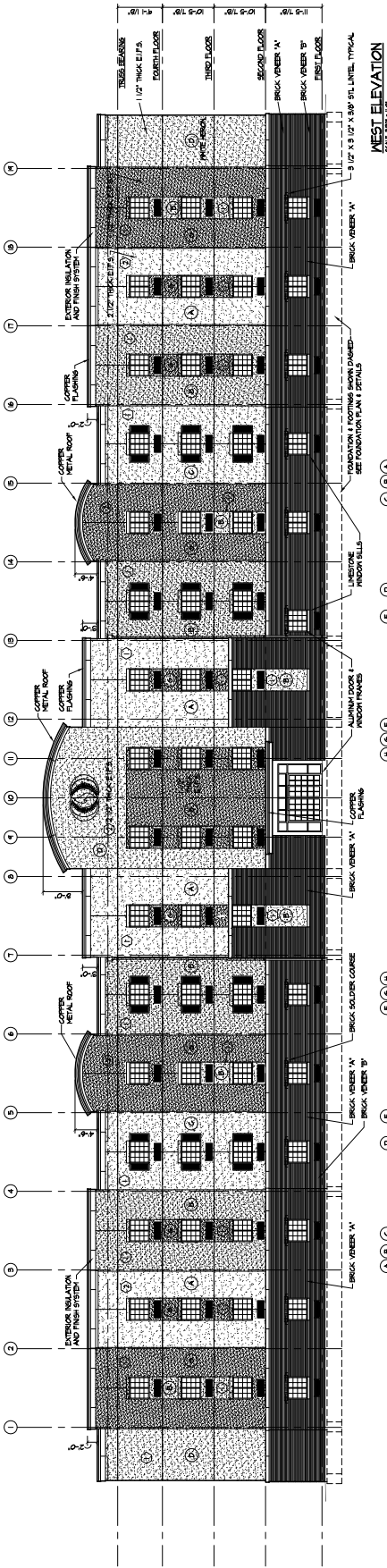
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CANDLEWOOD SUITES
WESTFIELD, MASSACHUSETTS 01095

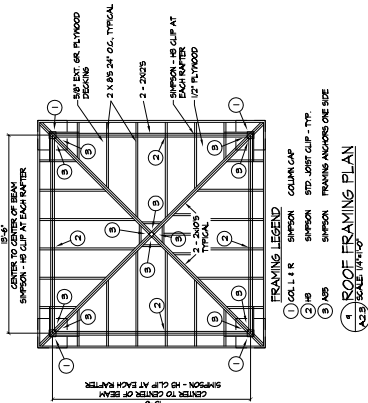
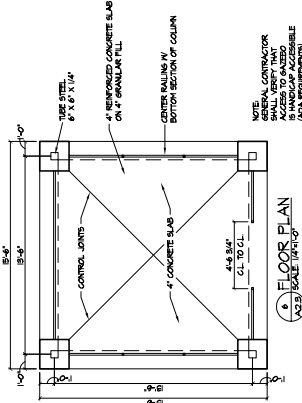
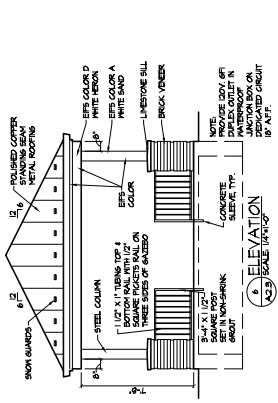
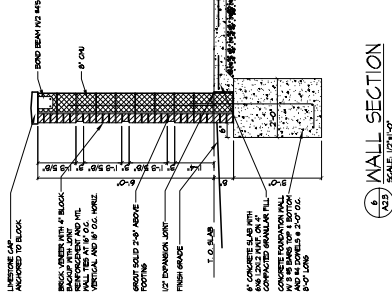
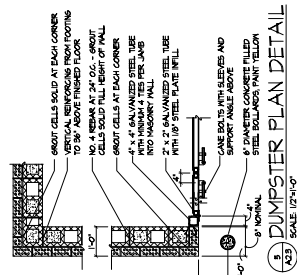
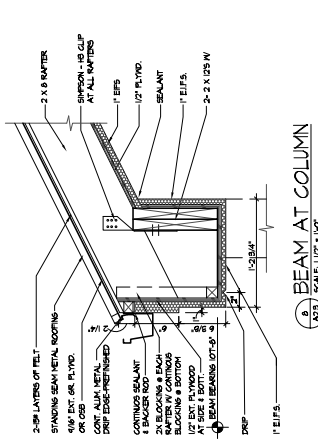
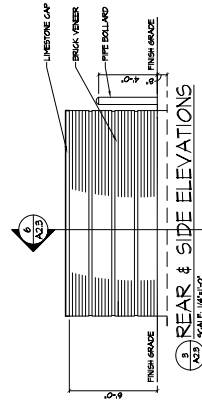
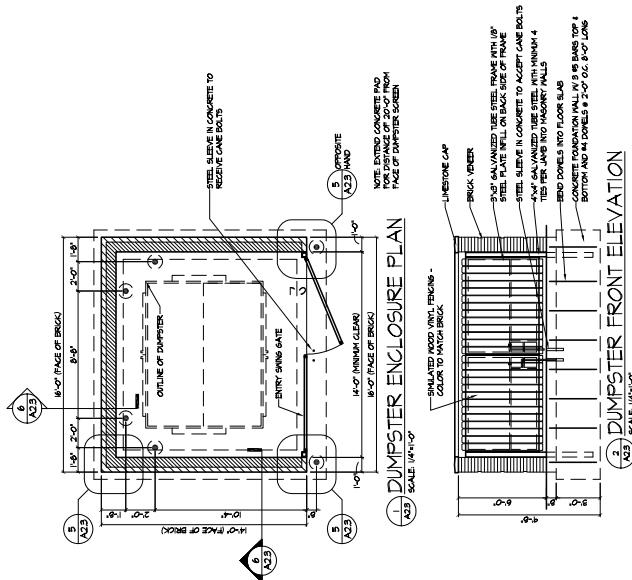
EXTERIOR ELEVATIONS

SHEET
A2.0

2006 EXTERIOR ARCHITECTS - PLANNERS



- MATERIAL LEGEND**
- A WHITE SAND
 - B LIGHT GRAY
 - C PROVIDENCE OLIVE
 - D WHITE-IRON
 - E VALLEY FORDS TAN
 - F 1/2" THICK EIFS
 - G 3/4" THICK EIFS
 - H BRICK VENEER



NOTE: SEE SHEET A6.3 FOR FURNITURE LAYOUT.

A6.0

SHEET

© 2008 ENVIRO ARCHITECTS - PLANNERS
A NEW HOTEL AND SUITES FOR:
CANDLEWOOD SUITES
807 SPRUIT OF ST. LOUIS BLVD.
WESTFIELD, MISSOURI 64093

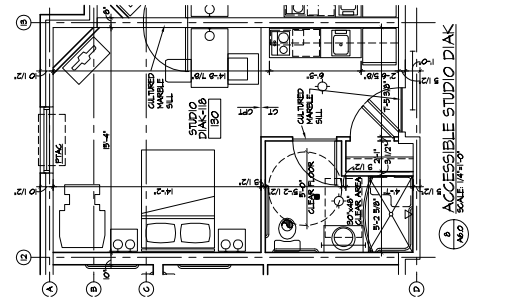
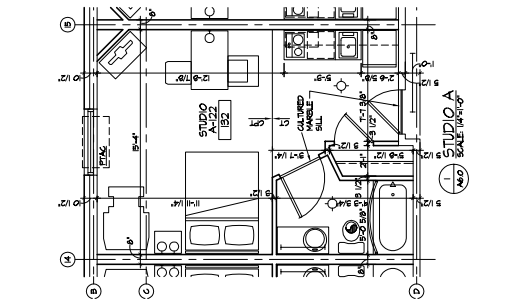
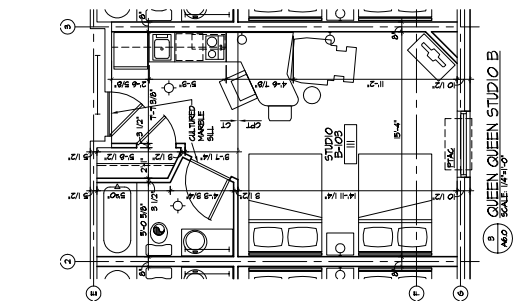
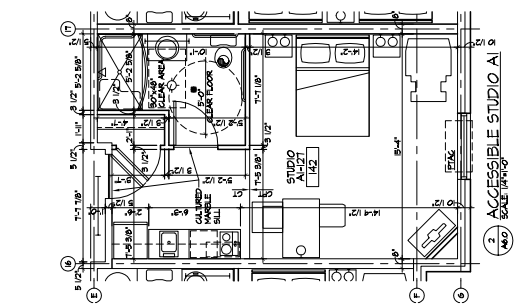
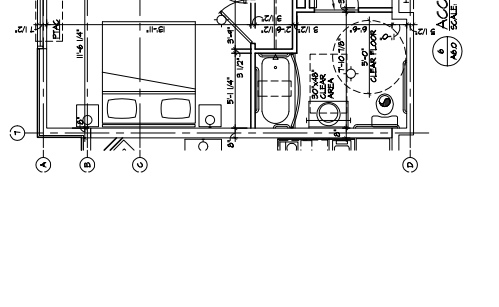
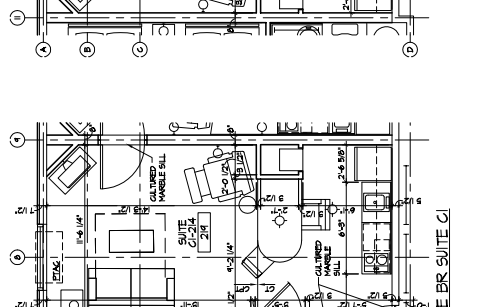
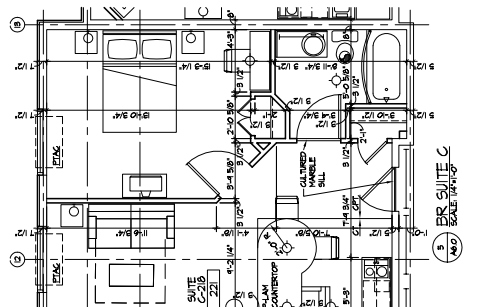
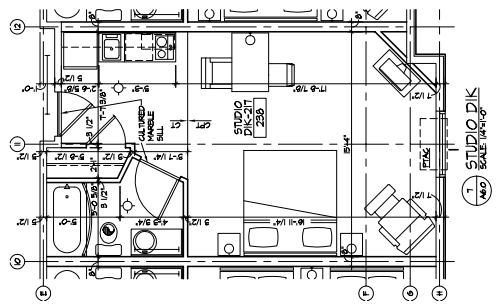
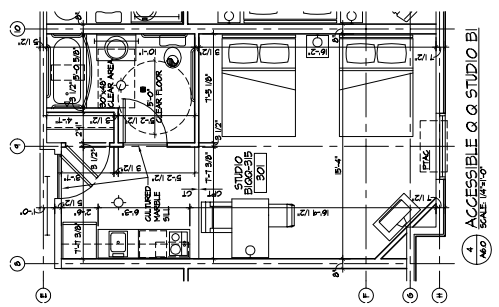
TYPICAL ENLARGED PLANS

PROPERTY CODE:
SUITES
CANDLEWOOD

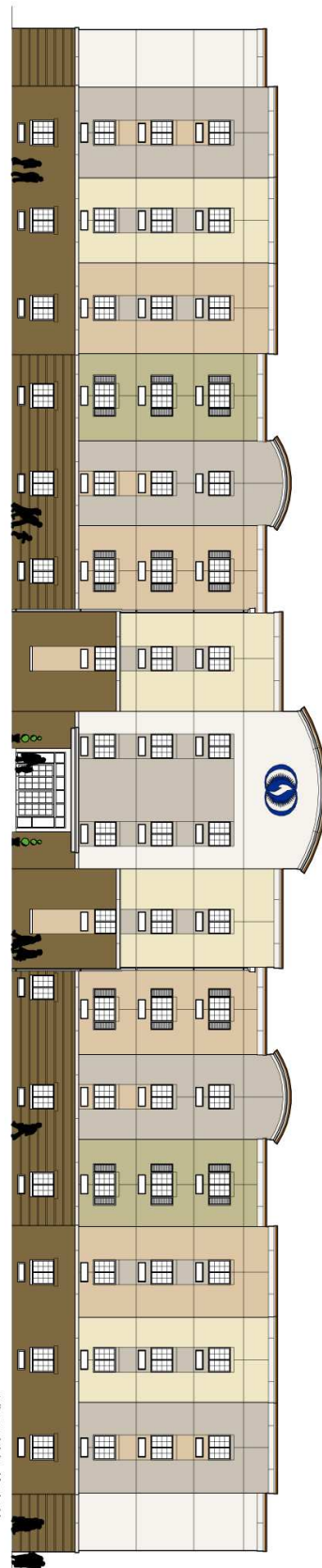
DATE: AUGUST 8, 2008
REVISIONS:

JOB NO: 08024

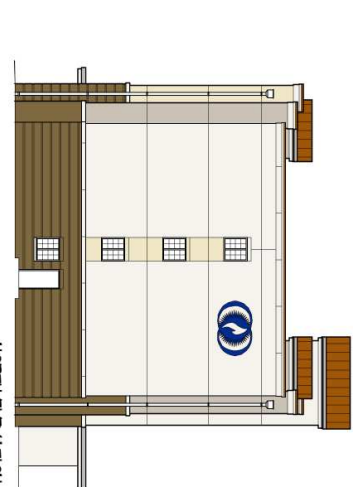
ENVIRO
ARCHITECTS-PLANNERS
4201 W. MAIN
SUITE 150
MRYVILLE, IL 62062
WWW.ENVIROARCH.COM
(618) 744-8839
FAX (618) 744-8150



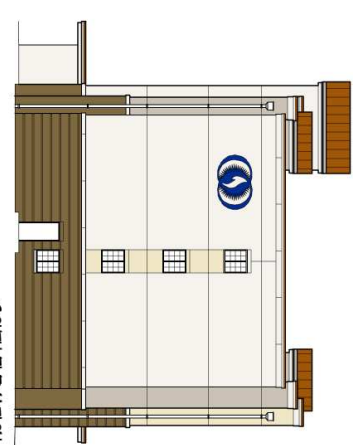




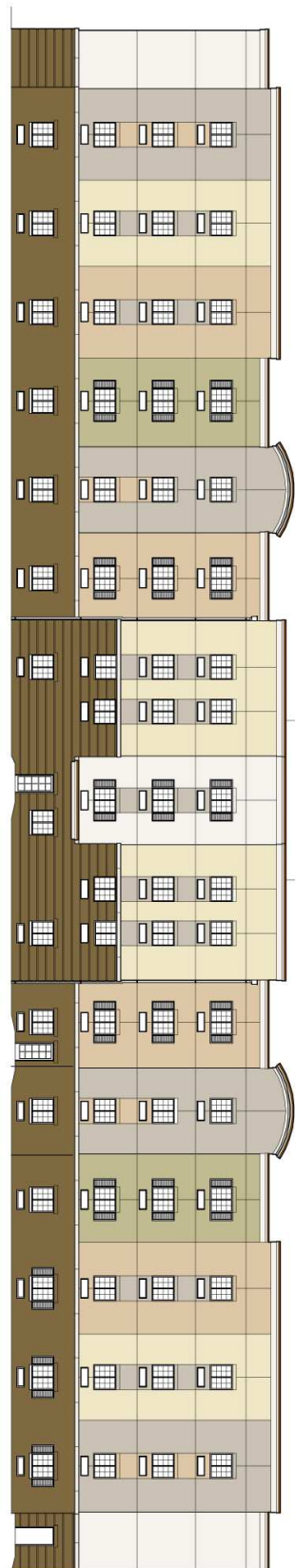
WEST ELEVATION
0 2 4 8 16 32



NORTH ELEVATION
0 2 4 8 16 32



SOUTH ELEVATION
0 2 4 8 16 32



EAST ELEVATION
0 2 4 8 16 32

CANDLEWOOD SUITES - EXTERIOR COLOR SPECIFICATIONS			
MANUFACTURER	MATERIAL	COLOR	COLOR NUMBER
BENJAMIN MOORE COLORS	EIFS	WHITE SAND	OC-10
BENJAMIN MOORE COLORS	EIFS	LIGHT KHAKI	2145-40
BENJAMIN MOORE COLORS	EIFS	PROVIDENCE OLIVE	HC-28
BENJAMIN MOORE COLORS	EIFS	WHITE HERON	OC-51
BENJAMIN MOORE COLORS	EIFS	VALLEY FORGE TAN	AC-25
BOLDEN BRICK	FACE BRICK		8X46 OR 8X60
BOLDEN BRICK	INSET BRICK		8X120
SPANGELA BUILDING CORP.	SILLS-CASTSTONE		94 WHITE

A NEW HOTEL AND SUITES FOR:
CANDLEWOOD SUITES
 801 SPIRIT OF ST. LOUIS BLVD. CHESTERFIELD, MISSOURI 63006

EXTERIOR ELEVATIONS

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CANDLEWOOD SUITES

PROPERTY CODE:

DATE: AUGUST 8, 2008
 REVISIONS:

JOB NO. 08024

DATE: AUGUST 8, 2008
 REVISIONS:

(618) 344-8699
 FAX (618) 344-8150
Environs
 Architects-Planners
 6201 W. Main Suite 150
 Maryville, IL 62062
 www.environsap.com











II. B.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

October 10, 2008

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: The Smokehouse (Annie Gunn's Restaurant): Amended Architectural Elevations for a 1.85 acre parcel of land zoned "C-8" Planned Commercial District and located south of Chesterfield Airport Road and west of Baxter Road. (17T240201)

Dear Board Members:

Lawrence Fabric Structures and Dick Busch Architects, have submitted, on behalf of The Smokehouse and Annie Gunn's Restaurant Amended Architectural Elevations and an Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for a one story addition to the building enclosing an existing patio for restaurant use. Materials will be a steel framed fabric membrane structure. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and City of Chesterfield Ordinance 2125. The original two-story structure is listed on the Inventory of Historic Buildings.

Actions Requested

The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Downtown Chesterfield Lots 3-6 (Buildings D, E, F, & G)
Date of Review: 07-11-08

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	NA		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	NA		
CHAPTER FOUR: Miscellaneous			
A. Signage	NA		
B. Lighting	NA		
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	NA		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
 January 2002

PROPOSED MEMBRANE STRUCTURE FOR

**ANNIE GUNN'S
RESTAURANT**

16806 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005

**CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

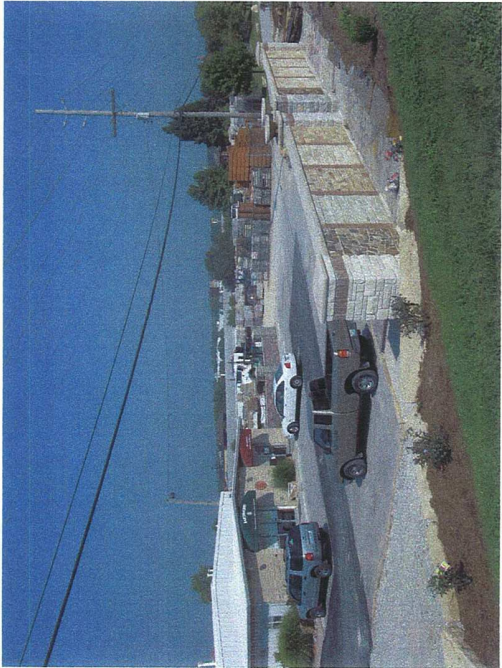


DATE: 9-29-08

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6. ACTUAL PHOTOGRAPH EAST ELEVATION
7. COLOR RENDERING SOUTH ELEVATION
8. ARCHITECT'S STATEMENT

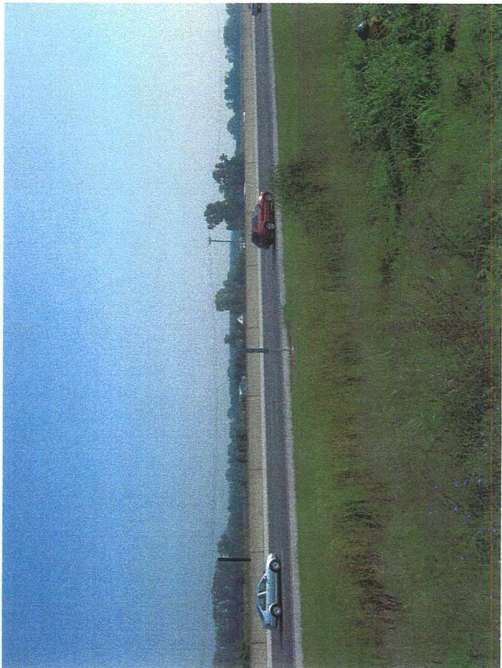
PHOTOGRAPHS OF ADJACENT USES AND SITES



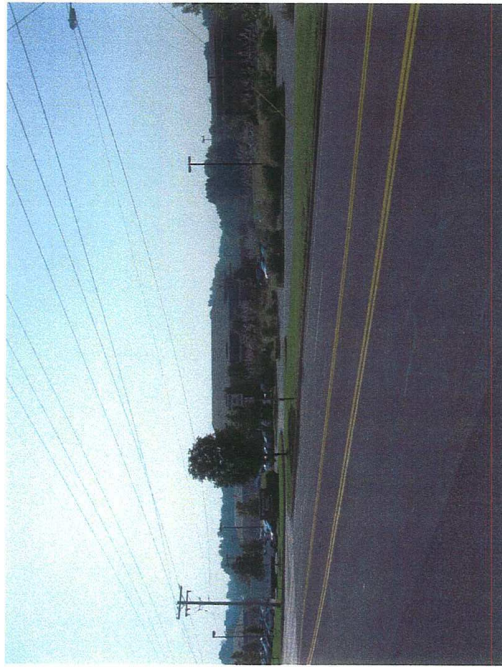
NEIGHBORING PROPERTY TO THE SOUTH (ZONED: M-1 INDUSTRIAL
USE: CONSTRUCTION MATERIAL WHOLESALER) ANNIE GUNN'S SMOKEHOUSE
IS LOCATED BEYOND TREE LINE SEEN ON THE RIGHT.



NEIGHBORING PROPERTY TO THE WEST (ZONED: M-3 INDUSTRIAL, USE: STORAGE FACILITY RENTAL)
VIEWED FROM CHESTERFIELD AIRPORT ROAD, LOOKING S.W.



NEIGHBORING PROPERTY TO THE NORTH, (ZONED: NON-URBAN,
USE: AGRICULTURAL) VIEWED LOOKING N.W. ACROSS I-64/40.



NEIGHBORING PROPERTIES TO THE EAST (ZONED: C-3 SHOPPING DISTRICT, USES:
MEDICAL OFFICE AND FINANCIAL INSTITUTION) VIEWED LOOKING S.E. ACROSS
CHESTERFIELD AIRPORT ROAD.

ANNIE GUNN'S



NORTH ELEVATION

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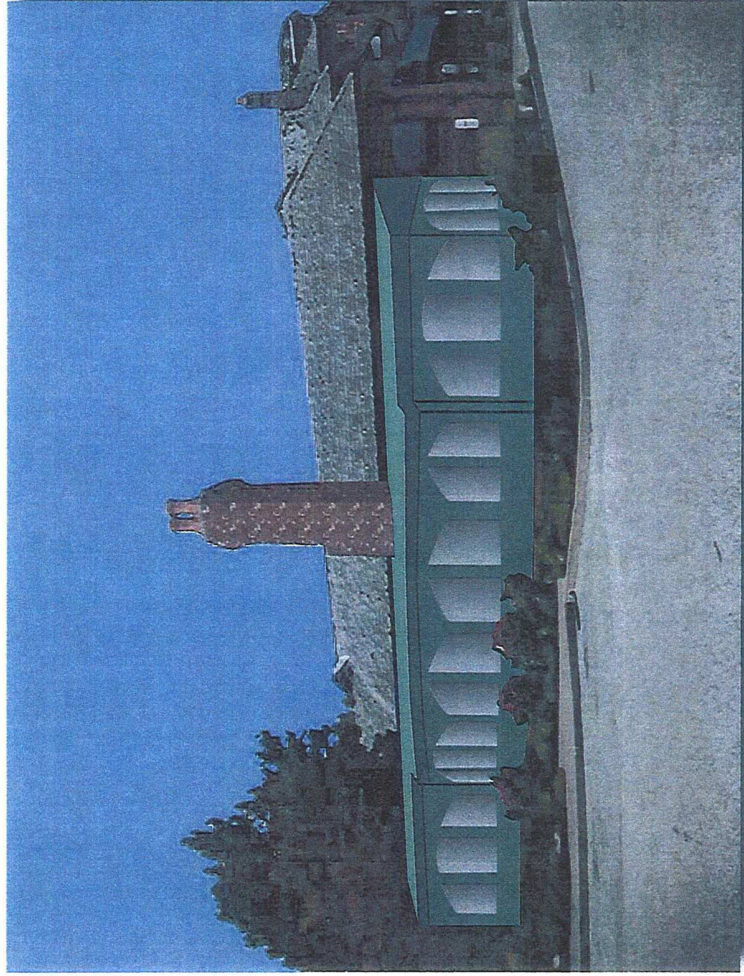
3509 Tree Court Industrial Blvd.
St. Louis, MO 63122
(636)861-0100
(800)527-3840
(636)861-0150 Fax
sales@lawrencefabric.com
www.lawrencefabric.com

ACTUAL PHOTOGRAPH



NORTH ELEVATION

ANNIE GUNN'S



EAST ELEVATION

©2008-19417

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ACTUAL PHOTOGRAPH



EAST ELEVATION

ANNIE GUNN'S



SOUTH ELEVATION

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ARCHITECT'S STATEMENT

THE EXTANT ANNIE GUNN'S/SMOKEHOUSE BUILDING IS A HANDSOME, INTERESTINGLY ARTICULATED, NORTH-FACING BRICK STRUCTURE. ITS CENTER SECTION IS TWO AND A HALF STORIES HIGH WITH WINGS, STEPPING DOWN IN HEIGHT TO THE EAST AND TO THE WEST.

THE SUBJECT OF THIS STATEMENT IS A ONE-STORY ADDITION TO THE BUILDING, IN THE FORM OF A PERMANENT MEMBRANE STRUCTURE ENCLOSING THE PATIO LOCATED AT THE END OF THE EAST WING. IT DESCRIBES THE APPEARANCE AND DESIGN INTENT OF THE ADDITION AND HOW IT RELATES TO ITS CONTEXT.

THE EXISTING LOW, LIMESTONE-CAPPED BRICK WALL THAT DEFINES THE PATIOS SHAPE REMAINS IN PLACE. THE NEW, STEEL-FRAMED ENCLOSURE FOLLOWS THE FOOTPRINT OF THE PATIO WHICH FEATURES A SEGMENTAL ARCH-SHAPED BAY. A DRY-LAID STONE WALL WITH A NARROW BAND OF MERAMEC GRAVEL COVERS THE GROUND JUST OUTSIDE OF THE PATIO'S PERIMETER, VISUALLY INTEGRATING THE MEMBRANE STRUCTURE WITH THE LANDSCAPE DESIGN.

THE FRONT OF THE PATIO ENCLOSURE IS SETBACK FROM THE PRIMARY BRICK FACADE TO PROVIDE VARIED DEPTH ALONG THE BUILDING'S FRONT ELEVATION. THE SLOPED ROOF OF THE STRUCTURE TIES INTO THE WALL OF THE MAIN BUILDING JUST BELOW THE EAVES. THIS SENSITIVE SCALE AND PLACEMENT OF THE PATIO ENCLOSURE MAKE IT SUBORDINATE TO THE MAIN BUILDING AND CREATES BALANCE WITH THE SIMILARLY MASSED WEST WING. THE TEXTURE AND THE DARK GREEN COLOR OF THE PATIO ENCLOSURE'S FABRIC MATCH THE EXISTING WINDOW AND DOOR AWNINGS HARMONIZING THE ADDITION WITH THE EXISTING BUILDING.

CONSTRUCTION OF THE MEMBRANE STRUCTURE/PATIO ENCLOSURE REQUIRES NO CHANGES TO THE TOPOGRAPHY. AMPLE PEDESTRIAN CIRCULATION PATHS SURROUND THE PATIO AREA. A COLLECTOR WALK STARTS AT THE PARKING LOT EDGE, CONTINUES THROUGH RICHLY PLANTED GARDENS AND LEADS TO THE ANNIE GUNN'S MAIN ENTRANCE. THE CONFIGURATION AND LOCATION OF THE WALKWAY SEPARATES VEHICULAR AND FOOT TRAFFIC PROMOTING SAFE PEDESTRIAN MOVEMENT. BENCHES ADJACENT TO THE WALK PROVIDE INTEREST ALONG ITS PATH AS WELL AS FORMING OUTDOOR PUBLIC SPACES.

LANDSCAPED AREAS, FEATURING TREES, SHRUBS, ORNAMENTAL GRASSES AND EXTENSIVE PERENNIAL BEDS, ARE MAXIMIZED AROUND THE PATIO ENCLOSURE TO PROVIDE CONTINUITY OF LANDSCAPE DESIGN THROUGHOUT THE SITE. HUMAN-SCALE, PERIOD-STYLE LIGHT POSTS ADD APPEAL TO THE SURROUNDINGS AND CREATE AN ATTRACTIVE IMAGE AT NIGHT.

THE ANNIE GUNN'S/ SMOKEHOUSE BUILDING WITH ITS NEW PATIO ENCLOSURE EXHIBIT INTERESTING, VARIED, DESIGN ELEMENTS ON A UNIQUELY LANDSCAPED SITE. FROM NEIGHBORING PROPERTIES AND FROM ADJACENT THOROUGHFARES IT OFFERS A PLEASING VIEW THAT CONVEYS AN ENDURING, WELCOMING, HIGH-QUALITY, ARCHITECTURAL CHARACTER.

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
August 14, 2008**

PRESENT

Mrs. Mary Brown
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Rick Clawson
Ms. Lu Perantoni, Planning Commission Liaison
Ms. Amy Nolan, Planning Commission Member
Ms. Wendy Geckeler, Planning Commission Member
Ms. Mara Perry, Senior Planner
Ms. Carol Olejniczak, Administrative Secretary

ABSENT

Mr. Matt Adams
Mr. Gary Perkins

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

- A. Kraus Farm Office Center/Building A (Opus Northwest):** A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 14.414 acre tract of land zoned "PC" Planned Commercial District located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

Rick Clawson recused himself from the discussion and voting because his architectural firm is directly involvement in the project.

Senior Planner, Mara Perry, presented for Senior Planner, Anissa McCaskill-Clay, who was unable to attend. The project request is for a 172,665 square feet commercial office building which is the first building of two that will occupy the site. The site is zoned "PC" Planned Commercial District. There is a parking garage to the rear of the building and a retention basin to the front. Additionally, at the very rear of the site, behind the fire lane, there is a green area that is proposed to be dedicated to the City for recreational use. The building and parking garage exterior materials will consist of architectural pre-cast concrete, tinted glass, and pre-finished metal panels. The landscape plan has been reviewed by Staff, and there are no outstanding issues at this time.

Item(s) Discussed:

- Retention basin in front has the possibility of having a fountain feature, but it is not proposed at this time
- Berm in back with retaining wall screens residential neighbors off Conway Rd. from building
- Walkway from parking garage to building is made of pavers and accent pavement
- Trash enclosure is located out of the way, under trees and is an 8 ft. high enclosure with materials that match the building
- Site meets all of Monarch Chesterfield Fire District's requirements
- Both retention basins will be constructed at the same time but the second one will be dry until the second building is constructed
- Retaining wall will be a modular split face architectural retaining wall
- Purpose of aquatic bench is for water quality requirements by MSD that they adopted last October
- Doorway access
- Strong pedestrian pathway between parking garage and building
- Second building will be a mirror image of the first building

Mary Brown made a motion to forward the project for approval.

Bryan Conant seconded the motion.

The motion passed by voice vote 5-0

- B. Spirit Valley Business Park, Lot 12 (Chesterfield Fence):** A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 3.47 acre parcel located at 620 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Senior Planner, Mara Perry, presented for Project Planner, Justin Wyse, who was unable to attend. The project request is for a 25,000 square ft. building on a 3.47 acre parcel of land. The site is zoned "PI" Planned Industrial District. The exterior building materials will consist of tilt-up concrete panels and glass. The roof will be a pre-finished, standing seam, metal roof. Chesterfield Fence is expanding their current location to this site and they will be connected in the rear to their adjacent property by a gate. There will be a fence surrounding the site. Landscaping and lighting are still under review by Staff at this time.

Item(s) Discussed:

- Fencing will surround the area of the lot that is being used for storage, just the rear of the lot, not the parking area in front
- Fence material will consist of chain-link with vinyl slats
- Trash enclosure can be constructed of either tilt-up concrete panels or masonry

- Landscaping to side and rear are limited due to drainage swales; additionally landscaping was added to other areas of the site to compensate
- Space behind building that is fenced in will be used for material storage
- Roof-top units will be hidden with parapet wall everywhere but in the rear; question of visibility from the rear
- Gutters and downspouts will be used and will be a darker color compared to the building

Rick Clawson made a motion to forward the project for approval, with the following recommendations:

- 1. Rooftop units must be adequately screened so they are not visible**
- 2. Trash enclosure material to be an architectural concrete block, painted to match the color of the building**

Dave Whitfield seconded the motion.

The motion passed by voice vote 5-0

III. APPROVAL OF THE MEETING SUMMARY

A. July 17, 2008

Discussion of the meeting summary to be approved as written.

Rick Clawson made a motion to approve the meeting summary with the correction of removing the “1.” bullet in the motion made for project IIA.

Mary Brown seconded the motion.

The motion passed by voice vote 5-0

IV. OLD BUSINESS

The Architectural Review Standards given to the members was exactly the same as what was posted on the website. Verbally, Mara Perry made two changes that were asked to be changed after the packet was given out. The two changes were:

- 1. In the Makeup of the Board section, it talks about a liaison from Chesterfield Arts and it is suppose to say, “Member of the Chesterfield Arts Board.”**
- 2. Many of the City’s titles have changed, due to this it was written, “Department of Planning and Development Services will be reviewing single-family residential,” it should say, “Department of Planning and Public Works.”**

Members of the Architectural Review Board discussed the Architectural Review Standards and what it allows and does not allow them to do. Discussion was centered on the positives and negatives of the document.

Mara Perry made the recommendation to bring up any questions and comments at Planning Commission.

V. NEW BUSINESS

Under the Terms of the Officers, the Architectural Review Board thought it might be necessary to hold an election of new officials at the next meeting. Mara Perry informed the Board that she would review the by-laws and see if it was necessary at this time. The Board would be informed before the next meeting if a vote is or is not required.

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.

Bud Gruchalla made a motion to adjourn the meeting.

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0