

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

THURSDAY, AUGUST 11, 2016

CONFERENCE ROOM 101

ATTENDANCE:

Mr. Matt Adams
Ms. Mary Brown
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Doug DeLong
Mr. Rick Clawson

ALSO IN ATTENDANCE:

Planning Commission Chair, Stanley Proctor
Planning Commissioner John Marino
Mr. Justin Wyse, Senior Planner
Planning Intern, Simon Nogin
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at **6:00 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. July 14, 2016

Board Member Weber made a motion to approve the meeting summary as written. Board Member Brown seconded the motion. **The motion passed by a voice vote of 4 - 0.**

III. PROJECT PRESENTATION

- A. Chesterfield Commons, Lot 112 (Verizon) AAE:** Amended Architectural Elevations and Architect's Statement of Design for a 1.89 acre tract of land zoned "C-8" Planned Commercial District located on the south side of Chesterfield Airport Road, east of First Community Drive.

STAFF PRESENTATION

Mr. Justin Wyse, Senior Planner explained that the applicant has submitted a request to modify the existing building on Lot 112 of the Chesterfield Commons for a new Verizon retail store, which was most recently occupied by Bandanas BBQ restaurant.

The applicant is proposing to remove the existing red standing-seam roof and canopies that were part of the original use of the building as a Bob Evans restaurant. Mr. Wyse provided further information to the color aerial, site photos, along with north, south, east, and west elevations.

Scale and Design

- Changes to scale include removal of the existing metal roof and portion of the expanded entrance and matching the parapet height on the remainder of the building.
- The design includes existing elements of the building that are common within the Chesterfield Commons development. Most notably, the existing brick utilized throughout the development will remain on the building. Existing landscaping will remain for the site
- A new dark grey metal canopy will replace the existing red metal roof. Existing columns associated with the entrance will be removed.

Materials and Color

The proposal also includes replacing existing windows and storefront with a new system. All other materials and colors will remain unchanged.

Landscape Design and Screening

No changes to the landscaping, dumpster enclosure, or mechanical equipment screening are proposed. Mr. Wyse added that due to some site deterioration, the applicant is proposing general maintenance including; parking lot resurfacing/restriping, and replacement of the cracked sidewalk. Existing mechanical equipment will remain screened by the raised parapet as depicted by the south and west sightline section study provided by the applicant.

Signage

Mr. Wyse explained that signage is not within the purview of the ARB. Signage is a separate process and Staff will do a thorough review that it adheres to the Chesterfield Commons sign package regulations.

Although Board Member Rick Clawson was unable to attend the meeting, Mr. Wyse presented the following comments on Mr. Clawson's behalf:

- The proposal removes the little articulation there is on the north facade of the building. The proposal includes a large, single, monolithic sign band that does not include architectural detailing.
- The proposal does not seem consistent with the ARB requirements to avoid a linear surface without detailing that is inconsistent with adjacent buildings and developments. Without adding detailing (that could include plane changes, material changes, material changes at the corner of the building, a top/bottom cornice for the band, or other similar detailing), the project would stand out.

Mr. Wyse explained that Section 04-01.D.2 includes several design elements that should be incorporated into the design.

DISCUSSION

Metal Canopy/North and East Elevation

Board Member Weber felt that removal of the existing windows and rework to the site was a good transition from a restaurant to a corporate type of a building. He had concerns that the uniqueness and scale of the metal canopy material was too predominant and lacked accent to the building. He felt that the use of the materials was not compatible to scale and proportion with the surrounding buildings. Mr. Wyse confirmed that the metal band is considered an architectural element not signage per City Code.

In his opinion, Chair Gruchalla commented that the building lacked articulation and by incorporating the large grey band gave the building a “boxy/strip center” appeal. He suggested the addition of trim or relief lines to the top or bottom of the metal banding.

The final consensus of the Board was that the use and scale of the materials for the metal canopy were not compatible with the surrounding development. Mr. Wyse asked whether the Board would consider introducing EIFS or a cornice element to address the concerns. Board Member Weber explained that by adding EIFS the increase of weight would necessitate some kind of ground element. Board Member Adams suggested a change in color, but the applicant replied that dark grey is part of the new corporate branding.

At the Board’s direction, Staff will continue to work with the applicant to consider modifications to scale and design of the proposed canopy and will provide continuous updates to the Board of any changes.

Board Member Weber made a motion to forward the Amended Architectural Elevations and Architect’s Statement of Design to City Staff ***with a recommendation for approval with the following conditions:***

- ***Restudy the north and east elevations in relation to the metal grey canopy.***
- ***Re-design considerations be taken to relief, scale, additional articulation of the existing lines with the existing building, and possible incorporation of existing building materials.***

Board Member Brown seconded the motion. **The motion passed by a voice vote of 4 - 0.**

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

Mr. Wyse conveyed to the Board that Staff Liaison, Jonathan Raiche has taken a position with the City of Kirkwood.

VI. ADJOURNMENT 6:38 p.m.