

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MAY 14, 2015
Room 101**

ATTENDANCE:

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Bud Gruchalla, Chair
Mr. Mick Weber, Vice-Chair

ALSO IN ATTENDANCE:

Planning Commission Liaison, Wendy Geckeler
Mr. John Boyer, Senior Planner, Planning Division Liaison
Mr. Jonathan Raiche, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at 6:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. April 9, 2015

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Weber seconded the motion. **The motion passed by a voice vote of 3 - 0.** Since Board Members Brown and Gruchalla were not present at the April meeting they abstained from the vote.

III. PROJECT PRESENTATION

- A. Chesterfield Commons, Outlot 2 (Red Robin):** Amended Architectural Elevations and an Architect's Statement of Design for a 1.37 acre lot of land zoned "C8" Planned Commercial District located on the south side of Chesterfield Airport Road, west of the intersection with Boones Crossing.

STAFF PRESENTATION

Jessica Henry, Project Planner explained the history of the site and that the project is before the Board because when it was originally approved in 1999, the Board expressed concern regarding the intensity of the proposed color palette and subsequently added the following recommendation: "make the red color more in keeping with the color of the red brick approved for the retail buildings."

The request is for a new paint scheme and involves no other changes to the existing architecture of the building.

Material and Color

Ms. Henry then provided paint chip samples of the proposed six new colors, including three bold red tones, and two neutral earth tones to be applied to the portions of the four elevations that are currently painted. The existing trellises on the north and west elevations are proposed to be painted black. Comparison photos of the existing and proposed elevations were provided for review.

Ms. Henry noted that the project will go back to Staff for administrative approval. The UDC requires that any changes to the architectural elements that were previously approved back in 1999 must be reviewed by the Board.

DISCUSSION

Ms. Henry provided further explanation as to exact location of the proposed color changes to the building. It was noted that no changes are proposed to the existing brick. The new paint scheme will serve to refresh and modernize the restaurant. Sign permits and an interior finish were recently approved and the existing monument sign has been refaced to update the new corporate logo.

Board Member Weber made a motion to forward the Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Commons, Outlot 2 (Red Robin), as presented, with a recommendation for approval to City Staff.

Board Member Clawson seconded the motion. **The motion passed by a voice vote of 5 - 0.**

- B. Clarkson Square, Lot 2:** Amended Architectural Elevations and Architect's Statement of Design for an 8.25 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Baxter Road, west side of Clarkson Road.

STAFF PRESENTATION

Jessica Henry, Project Planner explained that the request is for modifications to tenant storefront currently occupied by Toys R' Us in order to accommodate a new tenant, Total Wine & More located within Clarkson Square.

The requested modifications include;

- Removing the existing brick entry vestibule to build out a new canopy and installing a new glass storefront.
- Modification to the clipped gable roofline into a peaked roofline, which will correspond to the adjacent Petco retail store.
- The proposed gable will introduce a new material – Longboard extruded aluminum cladding to the Clarkson Square development.

The applicant provided aluminum material samples for review and was available for questions.

Materials and Color

As previously stated, the applicant is proposing to use a new “longboard” extruded aluminum cladding on the gable. All other construction materials, including the brick, asphalt shingles, and wood trim will match the existing materials.

Scale and Design

The style of the proposed roofline is consistent with the architecture of the development; currently, there are two peaked gables and two clipped gables. However, there is a notable change in scale due to the increase in height of the proposed peaked gable roofline. Currently, the gable roofline terminates at the gutter line and the proposed gable will terminate at the top of the parapet.

Signage

Signage is not part of the proposal; however, the proposed peak roofline will increase the vertical façade of the building and thus the opportunity for wall-mounted signage. It was noted that signage will be under separate review.

DISCUSSION

Board Member Brown questioned the basis of the dark façade material color. The applicant explained that the changes will match that of the interior finish.

Board Member Weber had issues with the scale of the proposed elevations. He felt that the mass of the gable is inconsistent with that of the development.

Landscape Design

In response to a question regarding the existing landscaping, Ms. Henry explained that the applicant indicated that the landscaping is overgrown and is in need of maintenance, which will occur in conjunction with the project. She pointed out that due to the age of the development; an approved Landscape Plan detailing species type, size, and number is not available.

Board Member Clawson expressed concerns of the small nature and lack of detail to the storefront columns. He also felt that an increase in the roofline height will allow for an increase the signage ability. Ms. Henry explained that signage calculations are based on the tenant’s storefront façade area, and although the larger gable would increase this area and allow for a larger sign, permits for signage would be reviewed in accordance the requirements of the Unified Development Code. Mr. Boyer reiterated that signage entitlements are determined according the Unified Development Code and were not included within the scope of the architectural review.

Chair Gruchalla expressed concern with the scale and height and dark color of the proposed fascia. He also had concerns regarding signage installation and maintenance

on the Longboard aluminum material. Board Member Adams pointed out the lack of continuity with the existing development.

There was considerable discussion as to the issues related to the overall scale, material, design and color of the proposed storefront elevations.

Chair Gruchalla then summarized the points previously discussed;

- Proportions of the narrow storefront columns
- The scale, massing, and height of the peak roofline are inconsistent with the overall development
- The maintenance or provision of additional landscaping
- Incompatibility of the proposed vertically oriented dark aluminum material as presented with the rest of the development
- The proposal does not maintain important architectural features, such as the horizontal fascia banding and wood trim proportions

Mr. Boyer provided clarification as to the purview of the Board to recommend approval, recommend with conditions, or denial of the project. If approved with conditions, Staff will work with the applicant to address all concerns and provide the Chair with the updates. It was noted that a comment letter will be prepared and sent to the applicant.

Board Member Clawson clarified that in his opinion, the new aluminum material could be acceptable in conjunction with thoughtful revisions to the scale and proportions of the gable.

Project representative, Sarah Murray of BRR Architecture, requested that the project be held in order to allow the applicant to have time to address the Board's concerns and requested to present the revised project at a future ARB meeting.

Board Member Clawson made a ***motion to accept the applicant's request to HOLD*** the Amended Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot 2, to allow the applicant to address the concerns stated above and to bring the revised project back before the ARB for consideration at a future meeting.

Board Member Brown seconded the motion. **The motion passed by a voice vote of 5 - 0.**

IV. OLD BUSINESS

There was minimal discussion as to the current two vacancies of the Board and how to address those vacancies.

V. NEW BUSINESS

John Boyer explained that this will be his final meeting as Staff Liaison and then introduced Senior Planner, Jonathan Raiche who will serve as his replacement.

VI: ADJOURNMENT

Board Member Brown made a motion to adjourn the meeting. Board Member Adams seconded the motion. The motion passed by a voice vote of 5 – 0 and the meeting adjourned at 7:10 p.m.