

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
May 9, 2013**

PRESENT

Ms. Mary Brown
Mr. Rick Clawson
Ms. Carol Duenke
Mr. Gary Perkins
Mr. Mick Weber
Mr. Bruce DeGroot, Council Member (arrived at 6:50 p.m.)
Mr. Dan Hurt, Council Member (arrived at 6:50 p.m.)
Ms. Wendy Geckeler, Planning Commission Liaison
Mr. Mike Watson, Planning Commission Member (arrived at 6:30 p.m.)
Mr. Justin Wyse, Senior Planner (arrived at 6:50 p.m.)
Mr. John Boyer, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Matt Adams
Mr. Bud Gruchalla

I. CALL TO ORDER

Board Chair Carol Duenke called the meeting to order at 6:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. April 11, 2013

Board Member Mick Weber made a motion to approve the meeting summary as written.

Board Member Rick Clawson seconded the motion.

Motion passed with a voice vote of 4-0 with Board Member Mary Brown abstaining.

III. PROJECT PRESENTATION

- A. River Crossing, Lot 1 (Villa Farotto's):** An Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for a 1.985 acre tract of land zoned "PC" Planned Commercial located northeast of the intersection of Chesterfield Airport Road and Arnage Boulevard.

Mr. John Boyer, Senior Planner, presented the project request for the addition of a 1,000 sq. ft. rooftop patio for outdoor seating for the Villa Farotto's restaurant which is located northeast of the intersection of Chesterfield Airport Road and Arnage Boulevard. The seating area will be located on the southeast corner of the building. A staircase will be added to the front elevation with an additional staircase located on the east side of the building to provide access to the rooftop area. There will be a waitress station located on the roof that will be covered by a black vinyl tent which is removable during the winter when the patio will not be utilized. There will be black fencing along the top edge and also some additional outdoor seating located on the ground level as well. Materials proposed for this addition include composite decking material and metal/steel supports. The colors for the addition will be black to match the existing trim of the restaurant. Proposed lighting involves low-level string lighting which will accent the patio area.

Discussion:

Since the patio projects out over the front of the existing building, Board Member Mick Weber asked if the area underneath it would be exposed. Board Member Gary Perkins also asked if the joist support for the composite deck would be visible. The applicant confirmed that the bottom joist would be visible. The decking cantilevers out 5 feet beyond the face of the building so you will see the bottom of the joist. You will be able to see through the deck. The green space below projects 5 feet.

Board Chair Carol Duenke asked if umbrella tables are being planned since there is no covering over the roof area itself. The applicant confirmed this and said it is difficult to meet wind loading requirements and design a permanent covering over the area. In response to Board Chair Duenke's question about the proposed lighting, the applicant stated it would be elevated 10 feet and surround the patio area. The proposed lighting is very low lighting that is basically a thin wire with a socket for a candelabra-type bulb.

Board Member Rick Clawson expressed his concern that the proposed design does not tie in with the existing architecture of the building in any way. The quality of the building versus what they are proposing to put on top are two different concepts. Board Member Perkins concurred and noted especially that the exterior staircases destroy the building elevations and is a total disconnect. Both Board Members Clawson and Perkins understand the concept of what they are trying to do and commend the idea, however, architecturally it does not tie in with the rest of the building. The applicant stated the staircases and fencing are in the same tone as the existing black awnings on the building and will blend in with the existing building. Board Member Perkins stated he understands that but no matter how nice or high end the expanded metal is, from a distance it will still look pretty much like a fence. He further commented that he would have liked to

see the rooftop furnishings in the rendering to depict exactly how it would look as the furnishing will significantly impact the public presence. He was not in favor of the current proposal.

The type of proposed material is unique to what has been used in the entire area along with the exposed structure concept, but Board Member Weber feels this particular look represents a disconnect from what is established in the area as well as the existing building. Since the furnishing will be exposed, they will have a high impact on the visibility and he expressed concern of the fact that they can be altered and changed from day to day. Board Member Clawson also expressed concern regarding the removable waitress station and wondered how it would weather over time and what it would look like when the tent is removed during the winter months.

Board Member Perkins asked staff about ADA accessibility requirements. Mr. Boyer stated this is not necessarily a City function but it would be part of St. Louis County's building review.

Board Member Rick Clawson made a motion to recommend denial of the Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for River Crossings, Lot 1 (Villa Farotto's) as presented.

Board Member Mick Weber seconded the motion.
The motion passed with a voice vote of 5-0.

- B. Spirit Valley Business Park, Lot 1A (Pets and Company):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.502 acre tract of land zoned "PI" Planned Industrial District located on the west side of Spirit Valley Central Drive, south of Olive Street Road.

Ms. Purvi Patel presented the request for a 10,296 sq. ft. pet kennel located on the western perimeter of Spirit Valley Business Park. Associated with the Site Development Section Plan is an application for an Ordinance Amendment to allow the kennel use and a Lot Split application to subdivide Lot 1 into Lot 1A and Lot 1B.

The subject site is located west of Spirit Valley Central Drive and south of Olive Street Road. Access to the site is through a shared drive with Lot 1B. The dog play area faces Olive Street Road and the parking is along the east off the shared drive.

The landscape plan meets the City's Tree Preservation and Landscape Plan requirements and was reviewed by the City's arborist.

The lighting proposal includes two parking lot lights, one on the north side and one east of the parking lot. There are recessed can lights proposed in the entry foyer of the building and some emergency lighting on the exterior of the building.

This is the third time this project has been before the Board. The applicant initially came in with a proposal at Spirit Trade Center and then again with amended elevations. The elevations proposed for Spirit Valley Business Park are very similar to what was previously approved for Spirit Trade Center. The material consists of fiber cement siding, stone veneer, vinyl windows and shutters, and aluminum cladding. The proposal includes both an asphalt shingle mansard roof and a flat TPO roof with parapets.

Board Member Gary Perkins suggested adding some low plantings similar to what is shown on the rendering to help soften the appearance of the building.

Board Member Rick Clawson commented on the use of stone on the east elevation. They have reduced the amount of stone on the front entryway and are terminating the stone on two arbitrary points on a very public façade of the building. He suggested carrying the stone wainscoting continuously across that elevation. Board Member Perkins agreed. Ms. Patel stated this was presented at the last Architectural Review Board meeting and the recommendation at that time was to take some of the stone from the entryway and put it on other sides of the building. Board Member Clawson pointed out that the stone stops at awkward arbitrary points. Board Member Weber stated that if the stone stopped at a logical place along the building it would be okay. Board Chair Duenke commented that if the stone stopped in alignment with the window and shutter and not just before the shutter, it would look better. If there was an offset in the building there, it would then be a natural point to stop the stone. The applicant said they would look at this again. Board Member Clawson said the middle expanse of siding does not currently meet Architectural Standards. This could easily be remedied by extending the stone along the entire east elevation.

Board Member Mick Weber made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Valley Business Park, Lot 1A (Pets and Company), to the Planning Commission with the following recommendations:

1. Extend the horizontal stonework along the entire eastern elevation.
2. Encourage planting additional shrubbery at the entryway and along the dog play areas.

Board Member Perkins seconded the motion.
Motion passed with a voice vote of 5-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

Election of Officers.

Board Member Gary Perkins made a motion to appoint Carol Duenke as Board Chair and Bud Gruchalla as Vice-Chair.

Board Member Rick Clawson seconded the motion.
Motion passed with a voice vote of 5-0.

VI: ADJOURNMENT

Board Member Mick Weber made a motion to adjourn the meeting.

Board Member Rick Clawson seconded the motion.
Motion passed with a voice vote of 5-0 and the meeting adjourned at 7:08 p.m.