

III. A

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
July 16, 2009

PRESENT

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Dave Whitfield
Mr. Robert Puyear, Planning Commission Liaison
Ms. Lu Perantoni, Planning Commission Member
Ms. Anissa McCaskill-Clay, Lead Senior Planner
Ms. Mara Perry, Senior Planner
Mr. Kristian Corbin, Project Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

I. CALL TO ORDER:

Vice-Chair Gary Perkins called the meeting to order at 6:31 p.m.

II. PROJECT PRESENTATIONS:

- III. A. Chesterfield Commons Six, Lot 7A (Treasure Rooms):** Amended Architectural Elevations and Architect's Statement of Design for a 1.228 acre lot of land zoned "C-8" Planned Commercial District located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

Rick Clawson recused himself from the project due to his direct involvement.

Kristian Corbin, Project Planner presented the project request for amended architectural elevations. The site development section plan was approved in April of 2005 by the Planning Commission. On that plan there is a 10,000 sq. ft. retail building and a 1.228 acre tract of land that is currently zoned C-8 Planned Commercial District. The proposed materials of the building are brick veneer, EIFS and the roof will be fully-adhered EPDM. The landscape plan was also approved in April of 2005. Per the owner's request, a slightly darker brick will be used and the trash enclosure will match the materials and color that are represented on the updated color samples.

Items Discussed:

- The color of the proposed roof is black.
- Internal roof drains were originally proposed, however, due to water quality parameters, MSD strongly recommended downspouts be installed which dump onto grade in the grassy area on the north side of the building. Therefore, the design will be changed.
- The building was originally designed to have three colors of brick but THF requested that Iron Spot be used to match the other buildings in the area. The column insets on the north face of building will be a lighter buff brick.
- The trash enclosure is designed to have stained wood gates. THF requested the gates be vinyl-coated chain-link with black slats, however, this does not comply with the City's new Architectural Guidelines.
- A raised cornice rooftop is proposed on the front and rear of the building to screen rooftop units.
- The size of the cornice rooftops vary between 18 to 26 feet from front to back.
- Fabric awnings will be green as shown.
- The EIFS at the entrance is one color.
- Glass color is a very light grey tint.
- Signage will be reviewed by staff.
- The lighting plan was previously approved. The petitioner will be making changes to the approved fixture types for compliance with the current lighting ordinance. Staff will review the final plan for compliance.
- Discussion of THF's review of items presented for approval on land that they are the owners of.

Bud Gruchalla made a motion to forward this plan on to the Planning Commission for approval as presented with the following condition:

The trash enclosure materials will be as presented in the ARB packet with the stained wood gates.

Motion seconded by Bryant Conant.

The motion passed by voice vote 6-0.

- III. B. Parkway School District (Parkway Central High School/347 N. Woods Mill Road):** Amended Site Plan, Architectural Elevations, and Architect's Statement of Design for a science building addition on a 96.6 acre tract of land, zoned "NU" Non-Urban District, located on the west side of Woods Mill Road, north of Ladue Road.

Annissa McCaskill-Clay, Lead Senior Planner, presented the project request for Parkway Central High School's Amended Site Plan. The request is for a science

building addition. There is a proposed rain garden for micro-detention on the site as well as an outdoor classroom. There will be no changes to the existing parking, lighting or signage on the site. Building materials are proposed to match the existing school materials. A general concept of the landscape plan is included in the packet. The petitioners will be using some native plantings and many of the varieties are still being determined.

Items Discussed:

- There is no requirement for a landscape plan per the City of Chesterfield's Tree Preservation and Landscape Requirements, however, the petitioners wanted to show the general concept for what is being planned.
- There is no change to the site lighting.
- The brick on the new addition will match the existing building.
- Arched metal roofs will consist of highly reflective membrane roofing and will match the metal on the existing building. The school district just replaced all anodized aluminum with the dark bronze and that color will be matched.
- The addition will have a fairly limited public view. One would have to drive through the parking lot to reach the building.
- Sunscreen materials over the windows will also be the darker color and are louvered.
- Panels above, below and in between the windows will be a little lighter in color than the existing building.
- It was felt that the new addition will tie in nicely with the existing building. It is a friendly design fitting in with the scholastic atmosphere.
- Discussed LEED requirements and the use of the darkest color possible on the curved roofs to still maintain LEED accreditation. If the color is too light, the roofs would stand out too much.

Bryant Conant made a motion to forward the project to the Planning Commission for approval with the following condition:

The curved roofs be made as dark as possible while still maintaining LEED accreditation.

Rick Clawson seconded the motion.

The motion passed by voice vote 7-0.

III. APPROVAL OF MEETING SUMMARIES

A. June 11, 2009

Bud Gruchalla made a motion to approve the meeting summary as written.

Dave Whitfield seconded the motion.

The motion passed by voice vote of 7-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

Dave Whitfield advised the board of a situation in Chesterfield Valley regarding Don Wiegand's Studio/residence. A portion of Mr. Wiegand's studio is located where the U.S. Army Corps of Engineers has identified as an area where new flood gates need to be placed. Mr. Whitfield feels that the structure is unique and should be preserved. If the Architectural Review Board agrees, he asked if they could put the request in the form of a motion.

Mara Perry advised that he speak with Aimee Nassif, Planning and Development Services Director, as she has been involved in the discussions regarding this situation. The Architectural Review Board is an advisory board and they have not been requested by City Council to develop a recommendation in this matter.

VI. ADJOURNMENT

Bud Gruchalla made a motion to adjourn the meeting.

Rick Clawson seconded the motion.

The motion passed by voice vote of 7-0 and the meeting adjourned at 7:04 p.m.