

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

**FEBRUARY 9, 2017
ROOM 102/103**

ATTENDANCE:

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Doug DeLong
Mr. Mick Weber

ABSENT:

Mr. Bud Gruchalla

ALSO IN ATTENDANCE:

Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Merrell Hansen
Ms. Jessica Henry, Senior Planner, Staff Liaison
Ms. Cecilia Hernandez, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Vice-Chair Weber called the meeting to order at **6:04 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. January 12, 2017

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Brown seconded the motion. The motion passed by a voice vote of 5 - 0.

III. PROJECT PRESENTATION

- A. Hilltown Village Center (AAE): Amended Architectural Elevations and Architect's Statement of Design for a 13.0 acre tract of land zoned "C-8" Planned Commercial District located northeast corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S521108 & 18S630327).**

STAFF PRESENTATION

Ms. Cecilia Hernandez, Project Planner explained that the request is for approval of new EIFS entablatures, new charcoal asphalt shingles, and new dark bronze anodized doors and windows for four buildings within the Hilltown Village Shopping Center.

Ms. Hernandez then provided a color aerial of the site and surrounding business locations along with color images of the existing conditions and proposed improvements to Buildings A, C, D, and G with details listed below.

Proposed Changes to Building A

- Add a light colored EIFS entablature/sign band
- Change the rooftop shingles to a dark charcoal color.
- Add new dark bronze anodized doors and painted window frames. Please note some of these have already been painted and replaced, however, under the scope of this project, all windows and doors would be replaced or painted to match as shown.

Proposed Changes to Building C

- Add a light colored EIFS entablature.
- Change the rooftop shingles to a dark charcoal color.
- Add new dark bronze anodized doors and painted window frames.

Proposed Changes to Building D

- Add a light colored EIFS entablature.
- Change the rooftop shingles to a dark charcoal color.
- Add new dark bronze anodized doors and painted window frames.
- Add new covered pedestrian walkway with the same EIFS entablature.

Proposed Changes to Building G

- Add a light colored EIFS Entablature.
- Change the rooftop shingles to a dark charcoal color.
- Add new dark bronze anodized doors and painted window frames.

Mechanical Equipment

- The rooftop equipment, which is currently visible from the front of buildings A, C and G, is being improved by additional screening height.
- It should be noted, however, that the rooftop equipment on buildings A, C, and D is visible from the rear of the buildings, including from adjacent streets, and will remain as is with no alterations.

Ms. Hernandez noted that the UDC requires all rooftop equipment to be fully screened. The development was built before said regulation was put in place, and this is therefore legal non-confirming. This proposal does not bring these buildings into full compliance; however, the applicant is not requesting any changes to those elevations, and the proposed changes allow the applicant to reach compliance.

Material samples were provided and the applicant was available to answer any questions. The applicant added that the proposed dark charcoal color samples of the roofing shingles was not available for review.

DISCUSSION

Board Member Clawson applauded the proposed improvements, but taking into consideration the increase in height to some elements of the front façade, he questioned whether downspouts or gutters are proposed. The applicant explained that concealed downspouts are proposed.

Board Member Clawson recommended that the exposed rooftop units to building D be painted to match that of the new EIFS color.

Landscaping

Board Member Brown pointed out that the existing evergreens of building C help block the rooftop units, but noted some gaps and questioned whether any trees needed to be replaced. The applicant was amenable to adding additional evergreens or replace any trees in poor condition to fill in the gaps.

Board Member Clawson made a motion to forward the Amended Architectural Elevations for Hilltown Village Center to the Planning Commission with a recommendation for approval with the following conditions:

- Paint the rooftop mechanical units of building D to match the EIFS color.
- Potential of additional evergreen trees to fill in exposed gaps to the rear area of building C.

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

IV. UNFINISHED BUSINESS - None

V. NEW BUSINESS - None

VI: ADJOURNMENT - 6:15 p.m.