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Architectural Review Board Staff Report

Project type: Amended Site Development Section Plan

Meeting Date: November 09, 2023

From: Shilpi Bharti, Planner

Location: 16658 Old Chesterfield Road.

Description: Burkhardt Place, Lot 11: An Amended Site Development Section Plan, Landscape Plan,

and Amended Architectural Elevations for an office building located on a 0.32 acre tract of the Historical District, located on the south side of Old Chesterfield Road, zoned "PC"-

Planned Commercial District with Landmark Preservation area.

PROPOSAL SUMMARY

MJ Hennessy, LLC has submitted an Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations for an existing office building located in a Historical District.

Proposed Development includes:

- 172 square feet of building addition
- Rebuild existing porch
- 11 parking spaces
- Landscape Plan



Figure 1: Subject Location

HISTORY OF SUBJECT SITE

The site is located at Burkhardt Place subdivision of the City of Chesterfield. The subdivision consists of 10 total lots. The subject site is shown in Figure 1. The subdivision is the Historic District registered under National Register of Historic Places. The structure on lot 11 is a non-contributing structure as noted in the National Register of Historic Places. The subdivision was zoned "NU" — Non-Urban District prior to the City's incorporation. In 1999, the site was rezoned to "PC"- Planned Commercial District following the

ordinance 1565 and also approving a Landmark Preservation Area (LPA). In 2000, the ordinance was amended to revise the parking setbacks. The current ordinance governing the site is Ordinance 1618.

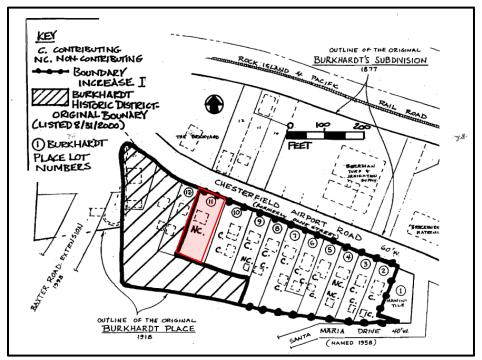


Figure 2: Burkhardt Historic District

Most recently in 2023, the existing ordinance of the site was amended to modify the development standards. The current ordinance governing the site is ordinance 3259. As per ordinance, any amendment to the site needs to be reviewed by CHLPC and ARB for recommendation.

STAFF ANALYSIS

The existing building is located in Historical District but the structure is "non-contributing" to the District. The proposed changes include 5' addition to the rear of the building. The addition is to shelter the handicapped entry door. A new covered porch roof will be added to the open deck at the front of the building. Applicant is proposing an office space on the upper level. Applicant is removing some existing parking on site to provide more green space. There is total 11 parking spaces provided.

Circulation System and Access

The site is accessed through Old Chesterfield Road located north of the subject site. There is sidewalk proposed on the north side. Internal driveways are 22' wide with two-way access.

Scale, Topography, Retaining Wall and Screening

The site has existing one and half story building and is surrounded by buildings on the east and west. Surrounding buildings are primarily single and double-story buildings. The site is relatively flat. There is an existing retaining wall on the south side.

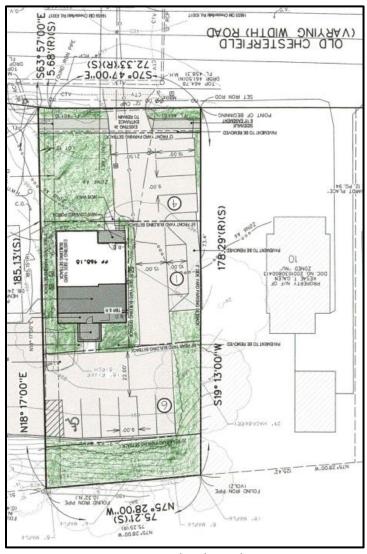


Figure 2: Colored Site Plan

Materials and Color

The existing building has vinyl siding which will be replaced with James Hardie Fiber cement painted siding with 6" reveal. Existing windows will be replaced with Pella windows. There is new architectural shingle roof and new dormer.



Figure 3: North side Elevation



Figure 4: South side Elevation

Lighting

There are two wall pack lights proposed at the front of the building.

Landscaping

The landscaping is proposed on the four sides of the building with different types of shrubs and ornamental trees.

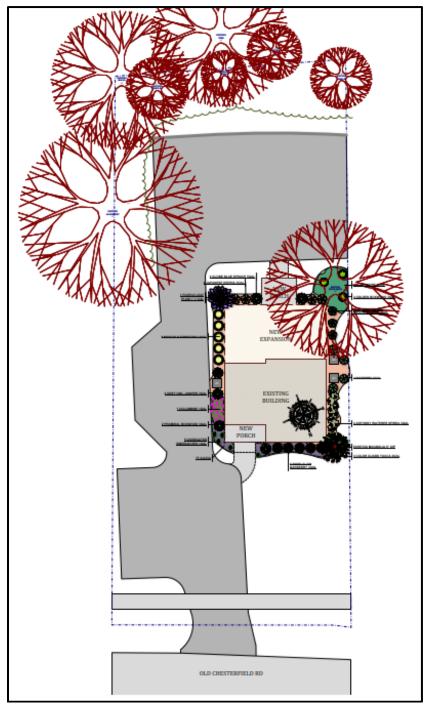


Figure 5: Proposed Landscaping

Rendering



Figure 6: View from Old Chesterfield Road



Figure 7: Rear Side View

DEPARTMENTAL INPUT

Be advised, this project is under review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. Project will also be presented to the Chesterfield Historic Landuse and Preservation Committee (CHLPC) on November 8, CHLPC meeting. All

recommendations made by the CHLPC and ARB will be included in Staff's report to the Planning Commission.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations for Burkhart Place, Lot 11 (ASDP), as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Site Development Plan, Landscape Plan, and Amended Architectural Elevations for Burkhart Place, Lot 11 (ASDP), with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal

16658 Old Chesterfield Road project narrative for Architectural Review Board:

Members of the City of Chesterfield Architectural Review Board: the goal of this project is to rehabilitate the building to meet current building and occupancy codes, and to upgrade the buildings aesthetics to be more in keeping with the surrounding historic area.

The building will be used for office space, and an expansion of the owner, Jim Hennessy's current marketing business, Yellow Dog Productions. Jim Hennessy is also the owner of the property to the south and west of 16658 Old Chesterfield Road. This building and property were zoned "PC" and "LPA" in April of 2000, and no change of this zoning designation is requested.

Currently the building has inexpensive vinyl siding and windows, no porches, and a rough sawn cedar deck entry on the front of the building. The siding will be replaced with James Hardie Fiber cement painted siding, windows will be replaced with high quality Pella windows, and two new porches will be added. The building is located in the "Old Chesterfield area" which is specifically the Burkhardt Historic District, nominated to the National Register of Historic in 2006. However, this building was listed as "non-contributing" to the district, and nothing is known of the original appearance of the building. The project was reviewed in detail with the Chesterfield Historical and Landmarks Commission in May of 2023, and approved unanimously. The project is in keeping with the Comprehensive Plan-City Center, Old Chesterfield.

The purpose of this project's current submittal to Chesterfield is to change the building and parking setbacks, to enable the current footprint of the building to be expanded to the rear by 5 feet. In addition, a new rear porch to be added to the rear of the building to shelter the handicapped entry door, and a new covered porch roof will be added to the front of the building, where an existing open deck is currently located, with no roof. An additional existing section of the rear portion of this building (which was an addition), will also be rebuilt, in it's same footprint. The "PC" and "LPA" zoning designations will not change.

Regarding the City of Chesterfield, Unified Development Code Section 405.04.010 C and D:

This building has an existing parking lot that has been in place for many years. 8 existing parking spaces are proposed to be removed from the property to create more green space, and accommodate the addition and porch in the rear. No trees will be removed or disturbed as a part of this project. New foundation plantings are proposed around the existing building, per the landscape plan provided by Baxter Gardens. No changes to existing topography, retaining walls etc. are proposed.

The City of Chesterfield has proposed to MJ Hennessy LLC that a new section of sidewalk can either be built along the road, or funds can be escrowed to have the sidewalk built in the future. There is currently no design or plan in existence to build sidewalks along the south side of Old Chesterfield Road, and solve the problems of existing sunken areas and drainage issues along the street. Therefore, rather than build a short sidewalk section, the money to do this in the future will be escrowed, and an easement recorded for a future sidewalk. Previous rezonings and restoration projects along the road have also escrowed for future sidewalks.

As an Architect who has spent 25 years personally maintaining, restoring, and renovating buildings in the "Old Chesterfield" area I believe that our submittal demonstrates through elevations and renderings that the size, proportion, design and orientation of buildings are compatible with the adjacent or predominant development in the area. I am grateful Jim Hennessy of MJ Hennessy LLC has purchased 16658 Old Chesterfield Road, which has been a neighborhood "eyesore" and intends to improve this building.

Lauren Strutman
Lauren Strutman Architects, P.C.
16676 Old Chesterfield Road
Chesterfield, Mo 63017
Phone #: 636-537-0880 Ext. 201
Direct# 636-778-7015



AREA OF SITE:	0.318 ACRES		
LOCATOR NUMBER:	17T220036		
SITE ADDRESS:	16658 OLD CHESTERFIELD RD		
OWNER OF RECORD:	MJ HENNESSY LLC.		
PREPARED FOR:	MJ HENNESS	Y LLC.	16658 OLD CHESTERFIELD RD, CHESTERFIELD MO, 63017
PREPARED BY:	VO	rated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"PC" PLANNED COMMERCIAL "LPA" LANDMARKS PRESERVATION AREA		
AREA OF PAVEMENT TO BE REMOVED:	843 SF		
AREA OF BUILDING ADDITION:	172 SF		
AREA OF PORCH TO REBUILT:	100 SF		
AREA ADDITIONAL PAVEMENT & WALK:	124 SF		
AREA OF NEW COVERED REAR PORCH	269 SF		
TOTAL AREA OF NEW ADDITION, REBUILT, AND PAVEMENT TO BE REMOVED:	1,478 SF		
TOTAL AREA OF BUILDING:	2261 SF		
REQUIRED & PROPOSED PARKING:	2261 SF BUILDING @ 3.3 SPACES PER 1000 SF 2261 SF / 1000 SF = 2.26 2.26 X 3.3 SPACES = 7.46 8 SPACES REQUIRED 11 SPACES PROPOSED		
OPEN SPACE	5442 13852=.392	39%	
GAS: WATER: SEWER: ELECTRIC: TELEPHONE: CABLE:	SPIRE GAS MISSOURI AMERICAN WATER CO METROPOLITAN ST. LOUIS SEWER DISTRICT AMEREN AT&T CHARTER		
SCHOOL DISTRICT: FIRE DISTRICT:	ROCKWOOD 8 MONARCH FIRE PROTECTION DISTRICT		

GENERAL NOTES:

SANITARY SEWER CONNECTION IS EXISTING NO IMPROVEMENTS

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

THERE IS 94 SF OF PAVEMENT PROPOSED. AREAS OF PAVEMENT REMOVAL TO CREATE ADDITIONAL GREEN SPACE THOSE AREAS TO BE GRASS OR LANDSCAPED.

ACCESSIBLE SPACE IS EXISTING.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILTY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

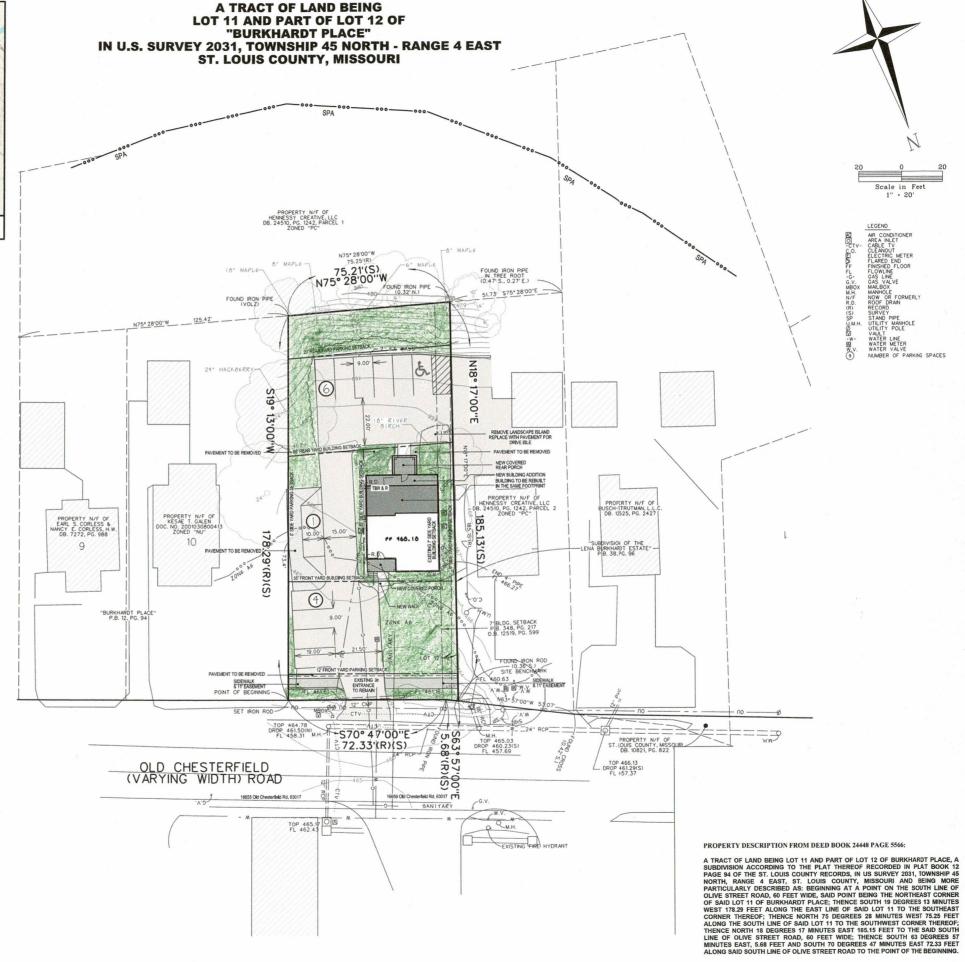
NO TREES TO BE REMOVED

ALL UTILITIES WILL BE INSTALLED UNDERGROUND

SIGNAGE APPROVAL IS A SEPARATE PROCESS



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI FOR CALL SYSTEM IT-80-01G-RIFE, AND D O NOT NOTESSESSARILY REFLECT THE ACTUAL EXISTENCE. NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTREDED USES OF THIS OR ADJACENT SITES THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFING THE ACTUAL LOCATION FOR AUDIENCEDING OR INTREDED USES OF THIS OR ADJACENT SITES THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFING THE ACTUAL LOCATION FOR AUDIENCEDING DECEMBRICATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISION OF ACRUMENT AND ADDITION OF MEMORY THIS PROVISION OF ACCUSIVE AND ADDITION OF MEMORY THIS PROVISION OF ACCUSIVE AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



NON

ROAD

OLD CHESTERFIELD

16658

AMENDED SITE DEVELOPMENT SECTION PLAN

TIMOTHY J MEYER



GENERAL NOTES FOR ELEVATIONS

WHEREYER A ROOF ABUTTS A VERTICAL WALL, EAVE, OR CHIMNEY, INSTALL ALUMINUM FLASHING W/ A BAKED ON ENAMEL FINISH W/ A MIN. OF 6" UP WALL,

SCALE: 1/4" = 1'-0"

- ALUTINUTI'' FLADING W / A BARED ON ENAMEL FINISH W/ A MIN. OF 6" UP W/A

 6" OUT ONTO ROOF.

 FOR ROOFING MATERIALS & UNDERLAYMENT SEE SPECS. (ARCHITECTURAL
 SHINGLES)

 EXTERIOR FINISH OF BUILDING SHALL BE:
- ALL SIDING SHALL FIBER CEMENT HORIZ. LAP SIDING W/ SMOOTH FINISH 4 6"
- REYEAL. ALL FASCIA'S & RAKE BOARDS SHALL FIBER CEMENT FASCIA'S & RAKE
- ALL FASCIA'S & RAKE BOARDS SHALL FIBER CEPTENT FASCIAS S RAKE BOARDS.

 ALL SOFFITS SHALL FIBER CEMENT VENTED SOFFITS.

 INSTALL SEAMLESS ALLIMINUM GUTTERS & DOWNSPOUTS W/ A BAKED ON ENAMEL FINISH, (SEE SPEC'). VERIFY LOCATION OF DOWNSPOUTS W/ OWNER, & INSTALL ONE DOWNSPOUT PER 25 (MAX.) GUTTER RUN. YERIFY W/ OWNER.
- 5. INSTALL 1/2" PLYWOOD OR T/16" O.S.B. EXTERIOR GRADE SHEATHING FOR
- 5. INSTALL 1/2" PLYWOOD OR 71/6" O.S.B., EXTERIOR GRADE SHEATHING FOR LATERAL BRACING OVER ENTIRE ADDITION.
 6. INSTALL A CONTINUOUS RIDGE YENT W/ SHINGLES APPLIED TO THE TOP, AT THE RIDGE OF ALL ROOFS OVER HEATED AREAS OF THE BUILDING. INSTALL ADDITIONAL SURFACE MOUNTED ROOF VENTS AS REGIO TO PROPERLY YENT ROOF, YERIFY LOCATION OF ADDITIONAL YENTS WITH THE OWNER.
 1. CONC. FOUNDATIONS SHALL BE A MINIMUM OF 30" BELOW FINISHED GRADE, 4
 THE BOTTOM OF THE FOOTING SHALL ALWAYS REST ON YIRGIN SOIL.
 8. WINDOW MODEL NUMBERS SHOWN ON ELEVATIONS ARE FOR GENERIC CLAD WINDOW MODEL NUMBERS SHOWN ON ELEVATIONS ARE FOR GENERIC CLAD WINDOW MODEL NUMBERS SHOWN ON ELEVATIONS ARE FOR GENERIC CLAD WINDOW MODEL NUMBERS SHOWN ON ELEVATIONS ARE FOR GENERIC CLAD WINDOW SUPPLIER SHALL REVIEW ALL LOCAL SAFETY GLASS REQUIREMENTS BEFORE ORDERING WINDOWS, YERIFY SELECTION W/ OWNER.



RIGHT ELEVATION SCALE: 1/4" = 1'-0'

REAR ELEVATION SCALE: 1/4" . 1'-0"

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REMODEL PROJECT AT:
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CHESTERFIELD, MO 63011

STRUTMAN MO 63 ■ CHE6TERFIELD, FAX: (636) 531 -5

LAUREN ARCHITECT (3)

REVISIONS

DRAWN BY: R.E.W. JOB NO.

DATE: 5/3/2023 SHEET:



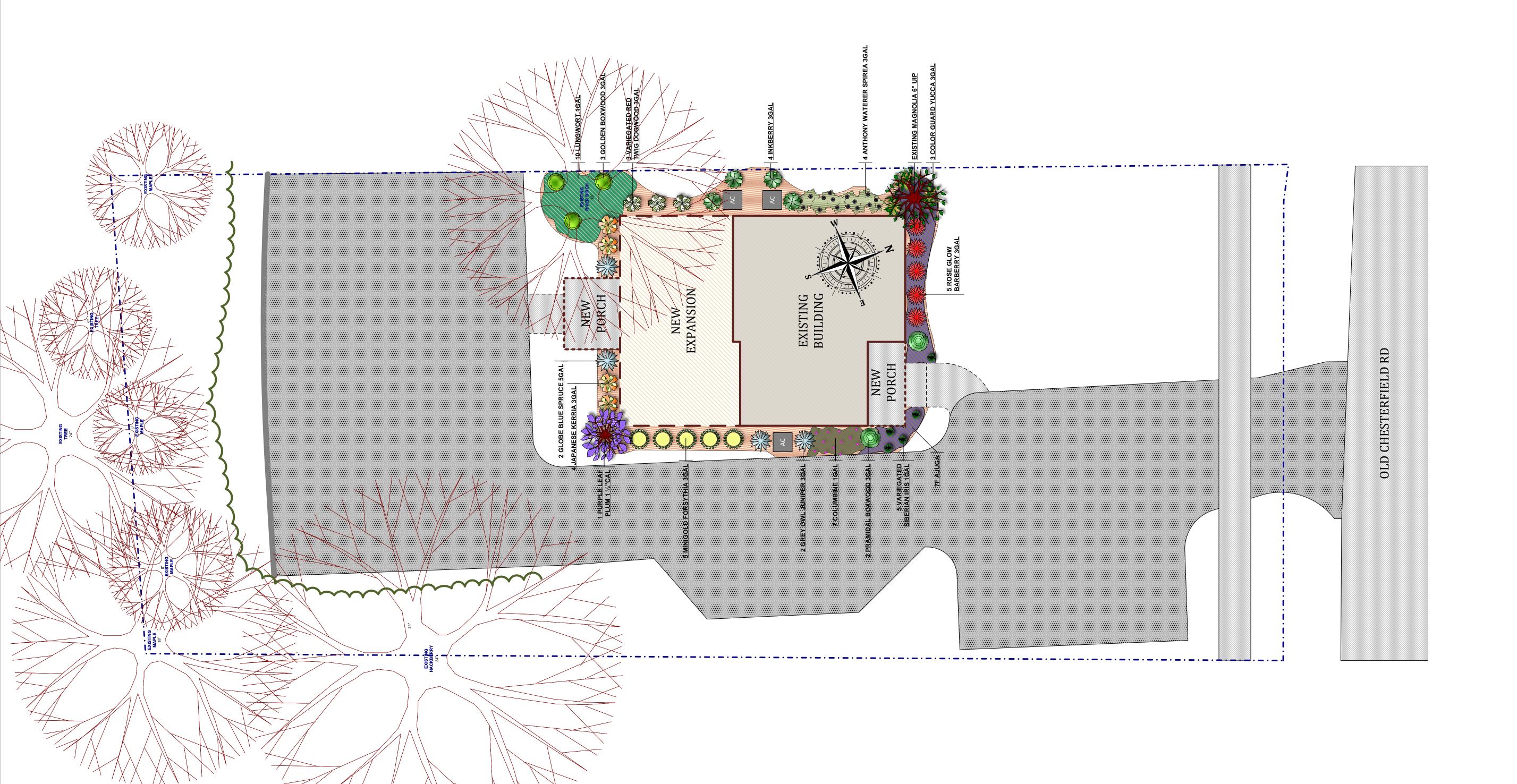




DRAWN BY: R.E.W.

DATE: 5/3/2023 SHEET:

JOB NO._



0 1/8"



16658 Old Chesterfield Road Chesterfield, MO 63017 36-4477 (314) 378-2903 jim@yellowdogl LANDSCAPE DEVELOPMENT PI JIM HENNESSY

(636) 536-4

Bill Weishaar,



LIGHT FIXTURE



FIBER-CEMENT HORIZONTAL LAP SIDING - PAINTED TAN



FIBER-CEMENT PANELS &
TRIM BOARDS - PAINTED WHITE



ARCHITECTURAL ASPHALT SHINGLES - WEATHERED WOOD



WINDOWS - WHITE

PHOTOGRAPHS OF COLOR SAMPLES



BUILDING ACROSS THE STREET



BUILDING TO THE LEFT





EXISTING BUILDING BUILDING TO THE RIGHT

PHOTOGRAPHY OF EXISTING AND ADJACENT BUILDING