

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

THURSDAY – JANUARY 11, 2024

5:30 PM

CONFERENCE ROOM 102/103

**ATTENDANCE:**

Mr. Mick Weber, Chair  
Mr. Scott Starling, Vice-Chair  
Mr. Matt Adams  
Mr. John Lavrich  
Ms. Susan Lew  
Mr. Kris Mehtens

**ABSENT:**

Mr. Doug DeLong

**ALSO IN ATTENDANCE:**

Councilmember Merrell Hansen  
Planning Commission Liaison, Steve Wuennenberg  
Ms. Shilpi Bharti, Planner  
Mr. Isaak Simmers, Planner  
Ms. Kristine Kelley, Recording Secretary

**I. CALL TO ORDER**

Chair Weber called the meeting to order at 5:30 p.m.

**II. APPROVAL OF MEETING SUMMARY**

**A. December 14, 2023**

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member Lavrich seconded the motion. The motion passed by a voice vote of 5-0. *Since Chair Weber was absent at the December meeting, he abstained from the vote.*

**III. UNFINISHED BUSINESS**

- A. Gateway Studios, Lot 1A:** Amended Architectural Elevations for a 19.3-acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

**STAFF PRESENTATION**

Ms. Bharti explained that the applicant has submitted revised elevations addressing concerns raised by the ARB during the November 9, 2023 meeting.

**CHANGES SINCE NOVEMBER ARB:**

- ***Visibility to the proposed mechanical equipment.*** In the revised elevations, the applicant has revised the length, height and material of the roof-top mechanical screening. The material selected is a flat, prefinished metal panel with joints aligned to correspond with the concrete wall panels.

- **Visibility concerns of the exposed duct.** The exposed duct is now lowered and the applicant is proposing two options for filling the opening. The infilling of the remaining openings in the tilt with a false louver or CMU and insulation with a concrete patched to adjacent concrete colors.
- **Quality level lacking to the exposed concrete of the studio building.** The base (buff) tilt-up panels will be stained to match the adjacent concrete panels. The applicant explained that the current weather condition is not suitable for stain and may push the execution of the method to the Spring. The applicant will come back to the ARB at a later date for the approval of stain.

Updated material and color samples were provided and the applicant was available to answer questions.

### DISCUSSION

During discussion, the following information was provided.

- The Board thanked the project team of the overall improvements and detailed renderings. They felt that they have listened to their concerns.
- Board Member Mehrtens mentioned that a sample of the black onyx-stained concrete is available at the construction site. He felt that the product and application process was very favorable. *However, it was emphasized that the applicant will still need to come back to the ARB at a later date for the approval of stain to the "Studio Building".*
- Preferred use of CMU over the False Louver application to fill the Duct hole areas.
- Corner turn to the screening panels of the rooftop units on the east elevation.
- Color, size, and location of the proposed generators.

### STAFF SUMMARY

After considerable discussion, Ms. Bharti provided clarification of the recommended ARB action items necessary of moving forward to the Planning Commission.

- Replace some portion of the curtain wall by ACM paneling
- Screening/ screening material
- Filling the Duct hole with False Louver or preferred CMU
- Staining the concrete of "supporting building structure" with black oxy color

### Motion

Board Member Mehrtens made a motion to forward Gateway Studios, Lot 1A to Planning Commission with a recommendation of approval with the following conditions:

- Color of wall infill panels where duct penetrations were omitted shall match adjoining wall surfaces as closely as possible.
- Metal screening panels at rooftop mechanical units shall be extended around corners to provide more effective visual obstruction.
- Generator color shall be compatible with colors of adjacent building materials.

Board Member Adams seconded the motion. **The motion passed by a voice vote of 6-0.**

IV. **NEW BUSINESS**

V. **OTHER**

VI. **ADJOURNMENT 6:11 p.m.**