THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
July 14, 2011

PRESENT	**ABSENT**
Mr. Matt Adams	
Ms. Mary Brown	
Mr. Rick Clawson	
Ms. Carol Duenke	
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mr. Tim Renaud	
Ms. Mara Perry, Senior Planner	
Mr. Kristian Corbin, Project Planner	
Michael Watson, Planning Commission Member	
Ms. Kathy Juergens, Recording Secretary	

I. CALL TO ORDER

Chairman Gary Perkins called the meeting to order at 6:28 p.m.

II. PROJECT PRESENTATIONS

A. Spirit of St. Louis Airpark, (North Bell Hangars): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.732 acre tract of land zoned "M3" Planned Industrial District located on the northeast corner of the intersection of Edison Avenue and North Bell Avenue

Kristian Corbin, Project Planner, presented the project request for a 9,534 square foot office/hangar facility located within Spirit of St. Louis Airpark. The proposed materials are comprised of pre-finished metal wall panels and translucent wall panels. The roof will be pre-finished galvalume metal. The proposed landscape plan depicts trees along the western portion along North Bell Avenue. The proposed color scheme is a mixture of tans and brown with a white band across the top of the building. The lighting plan will be addressed through the site plan review process.

Discussion

Board Member Rick Clawson stated the new architectural standards try to invoke some architectural scale and some character to buildings. We understand it is a

hangar, but there really has been no attempt made to add any architectural interest or delineation to the entry. Something can be done to enhance the front door whether it be recessed, adding a canopy, adding color or other materials, roof line change, etc. He stated this is not in keeping with what is required in the Architectural Standards and it is not in keeping with other hangars in the area that have previously been approved and constructed.

Board Member Clawson also questioned what type of fencing will be used to screen the trash enclosure and the mechanical equipment. Mr. Corbin stated it would be a painted vinyl to match the building.

Chairman Perkins echoed Board Member Clawson's concerns regarding adding interest to the entryway. He would also encourage the applicant to consider adding shrubbery on the front side similar to the adjacent buildings.

Board Member Carol Duenke agreed with the comments regarding the front entry. She would like to see some attempt made to create some articulation on the long expanses of plain corrugated material to help break up the expanse.

Board Member Bud Gruchalla agreed with the prior landscaping comments and added there is very little overhang or cover over the front door and no sense of where the entry is. He also inquired about the placement of the HVAC equipment. If located on the roof, will the parapet be tall enough to screen the equipment?

Chairman Perkins agreed that it is not clear as to where the HVAC equipment will be located.

Mr. Corbin stated the petitioner informed him that the HVAC equipment will be located on the northern side of the building and will be screened by shrubbery.

Board Member Clawson reiterated that the Architectural Standards require some sense of entry, some sense of quality at the front door.

Board Member Mary Brown concurred with the previous comments on how plain the entryway is and stated the windows are also very plain.

Board Member Gruchalla compared the entryway of the building across the street to the proposed one and stated there is room for improvement on the western elevation. In addition to landscaping, something else is needed to create a sense of entry.

Board Member Gruchalla asked how the front door will be lit. The lighting plan does not show any light fixtures in that area. Board Member Clawson stated the minimum building code requirement is for a light above the door. Mr. Corbin

pointed out that wall packs are shown but nothing is proposed currently over the door. Ms. Mara Perry, Senior Planner, stated the Police Department reviews the Architectural Review Board packets and makes comments regarding lighting, safety, etc., and those comments are forwarded to the petitioner.

Board Member Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Spirit of St. Louis Airpark, North Bell Hangars, to the Planning Commission with the following recommendations:

1. **The west and south facades of the office portion of the building need to have some additional architectural detailing, delineation, change in materials or an adjustment in the roofline that is consistent with the Architectural Standards.**
2. **Recommend adding low level landscaping to enhance and give a sense of entry to the building approach.**
3. **Screening of HVAC equipment is to be addressed.**
4. **Encouraged the petitioner not to use a painted, hollow metal door for the facility.**
5. **Consideration of possibly adding a canopy that will distinguish the entranceway and to provide architectural interest.**

The petitioner stated they will add a canopy at the front door with a light incorporated into it.

Board Member Gruchalla seconded the motion.
Motion passed with a voice vote of 7-0.

II. B. Spirit of St. Louis Airpark, (Wings of Hope): An Amended Site Development Plan, Architectural Elevations and Architect's Statement of Design for a 5.052 acre tract of land zoned "M3" Planned Industrial District located a quarter mile west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically, addressed 18370 Wings of Hope Boulevard.

Kristian Corbin, Project Planner, presented the project request for an 8,592 square foot addition to the existing hangar facility located within Spirit of St. Louis Airpark. The current exterior and roof materials are comprised of prefinished metal panels. The materials and color selection for the proposed addition will match the existing structure.

Discussion

Board Member Tim Renaud asked if there were photos of adjacent structures. Mr. Corbin pointed out the photos in the packet.

Board Member Clawson asked if any of mechanical equipment was being added or moved? Mr. Corbin stated no equipment would be added or moved.

Board Member Clawson also asked if the signage depicted in the rendering has been reviewed by Staff. Mr. Corbin acknowledged that it had been.

Board Member Clawson made a motion to forward the Amended Site Development Plan and Architectural Elevations for Spirit of St. Louis Airpark, Wings of Hope, as presented with a recommendation for approval to the Planning Commission.

Board Member Gruchalla seconded the motion.
Motion passed with a voice vote of 7-0.

I. APPROVAL OF MEETING SUMMARY

A. March 17, 2011

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

Boad Member Renaud seconded the motion.
Motion passed with a voice vote of 7-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. Election of Officers

Ms. Perry briefly described the responsibilities of the Chair and the Vice Chair. The Chair elected tonight will preside over the next meeting in August.

Board Member Renaud volunteered to become Chair and Chairman Perkins agreed to serve as Vice Chair.

VI: ADJOURNMENT

Board Member Clawson made a motion to adjourn the meeting.

Board Member Duenke seconded the motion.

The motion passed by voice vote of 7-0 and the meeting adjourned at 7:05 p.m.