

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
October 16, 2008**

PRESENT

Mrs. Mary Brown
Mr. Matt Adams
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Rick Clawson
Mr. Stanley Proctor, Planning Commission Liaison
Ms. Lu Perantoni, Planning Commission Member
Ms. Mara Perry, Senior Planner
Ms. Annissa McCaskill-Clay, Senior Planner
Ms. Carol Olejniczak, Administrative Secretary

ABSENT

Mr. Bryant Conant
Mr. Gary Perkins

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Spirit of St. Louis Airpark, Lot 5 (Candlewood Suites): A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a hotel on a 2.49 acre parcel located at 807 Spirit of St. Louis Boulevard, north of its intersection with Aviation Museum Road.

Annissa McCaskill-Clay wanted it to be known that the above title does have an inaccuracy. The project site is actually located west of the intersection of Spirit of St. Louis Boulevard and Aviation Museum Road.

Annissa McCaskill-Clay, Assistant Director of Planning, presented the project request for a 4 story, extended stay hotel located in Spirit of St. Louis Airpark. The site has access off Wings of Hope Boulevard and a proposed street running along its western property line connecting Chesterfield Airport Road and Wings of Hope Boulevard. The proposed exterior materials consist of limestone, brick, and EIFS. The proposed roof material and design is EPDM and copper standing metal seam. Colors of materials shown are the colors they are proposing. Signage is not being reviewed at this time. In lieu of signage, the petitioner is proposing to use their candle flame insignia as an architectural feature.

Item(s) Discussed:

- Use/placement of limestone - window sills in brick areas
- Material used at “beltline” between brick and EIFS - EIFS simulated to look like stone
- Signage vs. Architectural features
- Quality of materials to other buildings in area
- Location of building to other buildings of the same use
- Similarity of building elevations to previous building/s of same use
- Color of materials used - Differences between samples and rendering
- Location importance - area where being built is more industrial then other areas in Valley
- Materials used are of commercial quality and not residential
- EIFS used on many buildings in the proposed area
- Trash enclosure location and screening - being worked on by Staff
- Logo colors - white background with blue logo typical
- Roof top units screened by parapets
- Height of building to surrounding buildings - will be tallest building in Airpark
- Purpose of covered pavilion - gazebo for guests to enjoy outdoor activities
- Gazebo will be constructed of brick with copper roof - upgraded from image provided

Mary Brown made a motion to forward the project for approval with the following recommendations:

- 1. Trash enclosure to be adequately screened**
- 2. Rooftop units must be adequately screened by parapets**
- 3. Elevations of building must be as presented, not as pictured in photographs of existing hotels**

Dave Whitfield seconded the motion.

The motion passed by voice vote 5-0

- B. The Smokehouse (Annie Gunn’s Restaurant): Amended Architectural Elevations for a 1.85 acre parcel of land zoned “C-8” Planned Commercial District and located south of Chesterfield Airport Road and west of Baxter Road. (17T240201)**

Mara Perry, Senior Planner, presented the project request for a one story addition to the building enclosing an existing patio for restaurant use. Materials will be steel framed, fabric membrane structure. Structure already exists as a temporary structure and the petitioner is asking for it to be changed to permanent. Petitioner is working currently with St. Louis County and the fire department to meet all requirements. The structure will have a sprinkler system and electric.

Item(s) Discussed:

- Any changes to the existing structure - there are no changes, St. Louis County is saying remove it or make it permanent
- What does the City Ordinance say about a permanent fabric structure - there is nothing that says that it is not allowed; Guidelines state that it is to be constructed of similar materials as existing building
- Doors/exits
- Walls can open up during warmer months
- Structure has its own dedicated heating and cooling system
- Construction of structure - vinyl stretched over a steel frame
- Lifespan of structure - petitioner was uncertain
- Frame of structure is now affixed to building, was not when it was a temporary structure
- Questioned why a tent like structure was used instead of a more permanent structure - wanted versatility
- Color of vinyl fabric - dark green
- Removability of windows
- Not up to the quality of the original building and surrounding buildings
- How do you stop other businesses from doing the same thing later on?
- Historic value of main building
- Patio area has been covered for roughly 10 years by various temporary structures
- If any other establishment, there would be a definite issue with the structure being made permanent
- Unique situation - fits into the ambiance of the restaurant
- Current landscaping hides much of the structure
- Structure is same color as the awnings that already exist on building
- Would prefer a more permanent structure (e.g., brick piers with roof similar to existing building and put the vinyl in between the piers)

Area(s) of Concern:

- May set a precedent; how do you stop other businesses from doing the same thing in the future?
- Quality of material being used compared to attached building and surrounding buildings; a tent-like membrane compared to a brick or stone exterior

Mary Brown made a motion to forward the project for approval based on the following considerations:

- 1. The structure fits in with the landscaping, building elevations, and color scheme of the restaurant**
- 2. This is a unique situation with a restaurant that has been in Chesterfield for many years**
- 3. This type of structure fits with the use of the space and helps create the restaurant's indoor/outdoor ambiance**

The motion died without a second.

Rick Clawson made a motion to forward the project for approval based on the following considerations:

“...the fact that it has been in this type of use, on this specific, unique facility in Chesterfield Valley. It is the only facility that we see that’s down there that has this on it and because of that and the icon that Annie Gunn’s and Smokehouse has been in the Valley, we can see for this one instance allowing it to continue that use and calling it a permanent structure to meet the code requirements...”

Matt Adams seconded the motion.

The motion passed by voice vote 4-1

Additional Comments:

Rick Clawson wanted it to be known that he is not a fan of the structure. He thinks that the esthetics are not up to what it should be for the Valley, but because of who and where it is and the longevity of it, he is for its approval.

Mary Brown wanted it to be known that she thinks it fits in with the use, landscaping, building elevation, color scheme, and ambiance of the restaurant.

Bud Gruchalla wanted it to be known that he was in apposition on the grounds of precedent. Additionally, he doesn’t believe that a financial situation or hardship should be an issue and feels it is not an appropriate permanent structure for the building.

III. APPROVAL OF THE MEETING SUMMARY:

A. August 14, 2008

Discussion of the meeting summary to be approved as written.

Rick Clawson made a motion to approve the meeting summary with the following recommendations:

- 1. Under “VI. Adjournment” it was written that Bud Gruchalla made the motion to adjourn, when in fact it was Rick Clawson**
- 2. Under “IV. Old Business” Bullet 2, it was believed to read better as:
Many of the City’s titles have changed, consequently, it was originally written, “Department of Planning and Development Services will be reviewing single-family residential,” it should now read, “Department of Planning and Public Works...”**
- 3. Under “IV. Old Business” after Bullet 2, it was believed to read better as:**

Members of the Architectural Review Board discussed the Architectural Review Standards regarding what it allows and what it does not allow them to do

Dave Whitfield seconded the motion.

The motion passed by voice vote 5-0

IV. OLD BUSINESS:

A. ARB Bylaws - Article III: Election of Officers

Under the Terms of the Officers, the Architectural Review Board thought it might be necessary to hold an election of new officials as soon as possible. Mara Perry informed the Board that she reviewed the by-laws and it says that they could hold an election now, or they could wait until next June. If they decided to vote now, the new officers would not serve a full term since the Architectural Review Board would need to hold another election next June. The Board unanimously voted to wait until next June to hold an election of new officers.

V. NEW BUSINESS:

Mara Perry informed the Board that P.Z. 18-2008 City of Chesterfield (Architectural Review Board) will be on the agenda of the Planning and Public Works Committee on Thursday, October 23, 2008.

VI. ADJOURNMENT:

Meeting adjourned at 7:53 p.m.

Matt Adams made a motion to adjourn the meeting.

Mary Brown seconded the motion.

The motion passed by voice vote 5-0