

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
August 12, 2021

The Architectural Review Board meeting began at 6:50 p.m., on Thursday, August 12, 2021, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom. The delay in the meeting was due to lack of quorum and inclement weather, which led to loss of internet service at City Hall.

I. Welcome and Roll Call

Acting Chair Sineni called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [4]

Board Member Sineni
Board Member Loggia
Alternate Welker
Council Liaison Clark

Absent [5]

Secretary Ritter
Board Member McCown Foster
Commission Liaison Lee
Alternate Bartelsmeyer
Alternate Marion

Staff present: Director Vujnich and Planner Keefe

Petitioners present: **Wabash, Frisco and Pacific Association:** Grant Stecher (Agent), Wind Engineering Co.
CleanPro: Lauren and Nick Giordano, Applicants, and Ann Wimsatt, Cite Works Architects
Lafayette High School: Ron Powell, RWPowell Architecture, LLC., Scott Schulte, Engraphix Architectural Signage, Inc., and Karen Calcaterra, Principal of Lafayette High School

II. Action on the July 8, 2021, Draft Meeting Minutes, and July 15, 2021, Architecture Review Board (ARB) Memorandum to the Board of Adjustment (BOA)

This item was deferred to the next meeting.

III. Review Agenda Items to be Discussed at Tonight's Meeting by Chair

IV. New Business – Three (3) Items for Consideration

1) Ready for Action – Three (3) Items

- a) Initial review* of the Architectural Elevations and related materials for a planned, non-residential, prefabricated metal accessory structure located on the eastern portion of the properties located at 101 & 155 Grand Avenue (St. Louis County Locator Numbers 26V341241 & 26V341252), on land that is 1.48 acres total in size, zoned FPNU Floodplain Non-Urban Residence District and occupied by a not-for-profit, educational recreational use (Wabash, Frisco & Pacific Railroad). (Ward Six)

Director Vujnich provided a brief overview of the application and history of ownership of this recreational use by the Wabash, Frisco and Pacific Railroad.

Acting Chair Sineni asked if there are any designations, such as being in Town Center, that required ARB review. Director Vujnich clarified that, outside Town Center Area, ARB reviews focus on the project's compatibility to the built environment, consistency with other structures and buildings on the site, and quality of materials and colors.

Grant Stecher, Wind Engineering Company, began a presentation on the application as the agent for the WF&P Railroad. He explained trains would be driven into the building and pointed to renderings in the manufacturer's brochure that represented the model of the building and color schematic. However, due to inclement weather, connection was lost for the remainder of the meeting. After the presentation of the applicant's provided site pictures by Planner Keefe, this item was tabled from further discussion.

- b) Second review and discussion* of Architectural Elevations and related materials for certain modifications to a historic building within the City's Town Center Area (Pond Historic District), specifically the addition of *two (2) additional* overhead doors on the rear elevation of the building. The subject property is on the City's Historic Registry and known as the Kern Service Station; north side of Manchester Road, west of Pond Road (17301 Manchester Road, St. Louis County Locator Number 23W310241). This project was initially reviewed and acted on at the February 11, 2021, meeting of the ARB, but did not include the two (2) overhead doors now depicted on the rear of the building. (Ward One)

Planner Keefe gave a brief overview of the history of the property, structure, and review process.

It was discussed the additional doors on the rear elevation are the same as the types depicted on the front of the building. The architect mentioned the rear elevation is visible from Pond Road. Director Vujnich asked for the architect to confirm the color of the doors (black) given the drawings appeared more gray. The colors were confirmed as matte black. Later in the discussion, it was further clarified the Historic Preservation Commission desired black.

It was asked if there would be any work on the egress. The architect clarified the asphalt in the drawing would be extended to the doors. It was also asked and clarified by the Department the interior work would be reviewed by St. Louis County. Council Liaison Clark asked if the height of the doors on the rear elevation match the doors on the front, and if all vehicles would fit inside. The owners confirmed both.

Acting Chair Sineni moved to make a motion towards approval. Alternate Welker seconded the motion. A roll call vote was taken, and all voting members present approved. Motion approved.

- c) ***Review and comment upon*** rendering and related materials for the replacement of an existing monument sign located at Lafayette High School, with the applicant requesting an exception to the Minimum Yard Requirements (General) and the Sign Regulations (General) from the Board of Adjustment (subject property is located at 17050 Clayton Road, St. Louis County Locator Number 22V210215). The setback area of the subject lot would be adjusted to allow the monument sign to encroach into the required fifty (50) feet. Chapter 415.400, Section F, Sign Regulations – General requires that signs seeking review and action from the Board of Adjustment must first be submitted to the Architecture Review Board for comments, suggestions, or recommendations in this regard. (Ward Five)

Dr. Vujnich discussed the recent updates to the Sign Regulations, informing the Board that any monument sign that requires a variance must first be reviewed by the ARB for comments, suggestions, and recommendations, though no formal action is required. He noted the current structure is a wooden sign with painted, etched, lettering. The Planning and Zoning Commission has already approved all aspects of the proposed new monument sign.

Mr. Powell presented first, expressing the school district looked forward to the opportunity to keep the landscaping, and also spoke positively about the stone material to be used for the sign and the lettering. Karen Calcaterra, Lafayette High School Principal, also presented, expressing her enthusiasm in having an address on the sign, and noting the desire of the school to be flexible with the landscaping to complement the sign. Scott Schulte, Permit Specialist and Installation Coordinator, presented last, expressing support for the lettering.

Council Liaison Clark expressed concern about the lighting. Director Vujnich noted the lighting featured in the submission is preferred, and all lighting will be required to meet the City's Code requirements.

Acting Chair Sineni asked if the intention was to match the design of the school. Principal Calcaterra mentioned the school wished to upgrade from the design of the existing building, while also trying to match with various aspects of it. Specifically, the yellowish stone, the green color around existing signage on the building, and the existing font was discussed as elements the school did not want to extend to the design of the monument sign. The lettering on the new sign is intended to be dressier, classier, and an overall improvement from the font featured on the existing building. Several members noted that the lettering on the proposed signage is much nicer than the lettering on the school. It was also discussed by one member the lettering is far removed from the school, so the differences wouldn't be too obvious.

Acting Chair Sineni asked if there was a contingency plan for replacing the current landscaping, if the trees were to be damaged by the excavation for the footings of the sign. Director Vujnich noted the spread on the footing is four (4) feet, and the sign could be placed away from the drip line of the plantings during the Board of Adjustment review, if necessary. Mr. Schulte noted that, if the sign is far enough away from the drip line, the trees should be safe. Principal Calcaterra stated the school would replace any landscaping should the trees die in the process of installing the sign. Discussion concluded.

2) Not Ready for Action – No Items

V. Old Business – One (1) Item

1) Ready for Action – One (1) Item

a) Selection of Officers for the Architectural Review Board (ARB).

This matter was deferred to the next meeting.

VI. Other Items – None for Consideration

VII. Public Comment - *Special Procedures Will Be In Place To Address This Virtual Meeting and Participation in Such*

VIII. Next Meeting Date – September 9, 2021 (Thursday), if needed

IX. Closing Remarks and Adjournment

Acting Chair Sineni motioned to adjourn, and Member Welker seconded. Motion passed by unanimous voice vote. The meeting adjourned at 7:50 p.m.

Approved by:

Date Approved:



Andrew Sineni, Acting Chair
City of Wildwood
Architectural Review Board

10.6.21
