

MINUTES
Regular Meeting
DOWNTOWN DESIGN REVIEW COMMITTEE

July 18, 2024 – 9:30 a.m.
Municipal Building, City Council Chamber

The meeting of the Oklahoma City Downtown Design Review Committee was called to order in the City Council Chamber, 3rd Floor of the Municipal Building, 200 N. Walker Avenue, Oklahoma City, Oklahoma, at 9:30 a.m. and adjourned at 10:04 a.m. The agenda for the meeting was filed with the City Clerk of The City of Oklahoma City and posted on the Council bulletin board 24 hours prior to the meeting.

I. Call To Order

A. Roll Call

Members Present: Justin Brannon, Chair
Kayla Copeland, Vice-Chair
Anthony Blatt
Eric Schmid

Members Absent: Gary Jones
Mariana Sarur

Staff Present: Laura Griggs, Senior Planner
Steven Barker, Assistant Municipal Counselor
Mark Mishoe, Administrative Specialist

II. Approval of Minutes

A. June 20, 2024, Meeting.

Motion: Copeland/Blatt to accept the minutes of the June 20, 2024, Downtown Design Review Committee meeting.

Ayes: Brannon, Copeland, Blatt, Schmid
Nays: None.
Absent: Jones, Sarur
Abstained: None.
Action: ACCEPTED

III. Cases Withdrawn

A. None.

IV. Continuance Requests

A. None.

V. Consent Docket (Anyone may request individual consideration of a consent item.)

A. None.

VI. Cases for Individual Consideration

A. None

VII. Other Business

- A. CE-01124 at 433 N Harvey Ave (DBD).** Consideration and possible action on an application by Richard S Dowell, Dowell Center Garage, LLC to provide a recommendation to the Planning Commission regarding a request to close a portion of the adjacent right-of-way of NW 4th St, N Harvey Ave and the east-west alley between NW 4th St, N Harvey Ave, Dean A McGee Ave, and N Hudson Ave to resolve an encroachment.

Richard Dowell spoke on this case.

Motion: Blatt/Schmid to provide “no recommendation” to the Planning Commission and forward the following comments:

1. That there was extensive conversation about the concern of giving right-of-way property away forever, specifically with respect to what might happen if this building was ever taken down and something else was built in its place;
2. That DDRC would like the Planning Commission to take that into consideration as they make their ruling on whether or not this right-of-way should be closed, and subsequently vacated;
3. That DDRC would also suggest that the Planning Commission watch the video of the DDRC meeting to hear all of the discussion on this item.

Ayes: Brannon, Copeland, Blatt, Schmid

Nays: None.

Absent: Jones, Sarur

Abstained: None.

Action: forwarded to Planning Commission with “no recommendation”

VIII. Communications and Reports

A. Administrative Approvals

- 1. DTCA-24-00020 at 431 NW 10th Street & 1100 N Walker Avenue (DBD).** Application by Brian Fitzsimmons, Fitzsimmons Architects, for Chris Fleming, Brown's Bakery, to: 1) Renovate 1100 N Walker Ave: a. Repair/replace roof; b. Remove/replace gutters, doors, building mounted lighting, and overhead door; c. Install roof screens to conceal mechanical equipment; d. Install fascia of Hardie fiber composite panels; e. Create new door opening at north end of east façade; f. Create new door opening at north end of west façade; g. Replace curtain wall; h. Remove existing Brown's Bakery signage; i. On east façade, remove louvers, replace bottom portion of curtain wall windows with solid panel infill and spandrel glazing; j. Remove HVAC units and existing roof mounted HVAC supports; k. On south façade, remove existing window framing and screening, and install windows and louvers at 2 locations; l. On south façade, install new door; 2) Renovate 431 NW 10th St: a. Replace roof; b. Remove/replace gutters, doors, and building mounted lighting; c. Install roof screens to conceal mechanical equipment; d. Install fascia of Hardie fiber composite panels; e. On west façade, remove existing window framing and screening, and install windows and louvers at 2 locations; f. On west façade, reconfigure double door entries in 2 locations; 3) Parking lot: a. Reconfigure parking lot and restripe; b. Modify drive on Park Place to be one-way; c. Modify drive on NW 10th to be one-way; d. Install pole lights; 4) Sidewalks: a. Repair and replace sidewalks; b. Replace sidewalk south of 431 NW 10th St with pavers to match existing accent paving to traffic circle; c. Install sidewalks; 5) Site work: a. Reduce width of curb cut/driveway at northeast corner of the site; b. Install red brick pavers at the northeast corner of 1100 N Walker Ave and at the south end of 431 NW 10th St; c. Construct concrete retaining walls; d. Construct concrete bench; e. Install new inground grease trap; 6) Landscaping & fencing: a. Install landscaping and irrigation; and b. Install fence of maximum 8' tall solid architectural metal panels over steel structure, painted.
- 2. DTCA-24-00032 at 600 NW 13th Street (DTD-1).** Application by Carmen McBride, First Unitarian Church, to: 1. Remove/install playground equipment; 2. Install decorative metal fence; and 3. Install landscaping.
- 3. DTCA-24-00033 at 100 Park Avenue (DBD).** Application by Isaac Hines, Tradesman Architectural Studios, for Erik Gumerson, The Harlow, LLC, to: 1. Install metal fencing to create outdoor seating area; 2. Install signage on north and east façades; 3. Install awning with signage on north façade; 4. Install vinyl signage on windows on north and east façades; and 5. Re-grade sidewalk at northeast corner of site.

4. **DTCA-24-00034 at 1013 NW 13th Street (DTD-1).** Application by Marty Zimms, Vital Signs of Oklahoma, for Nosa Akhimiona, Primrose Schools, to: Install attached wall signs on south, west and north façades.
5. **DTCA-24-00035 at 100 W Oklahoma City Boulevard (DBD).** Application by Baruc Lara, Big League City Outdoor Media, LLC, for Paul Kiley, Omni Hotels & Resorts/Omni Hotel Oklahoma City, to: Install supergraphics on north and west facades in the northwest corner of the Omni.
6. **DTCA-24-00036 at 424 NW 10th Street (DBD).** Application by Phillip Johnson, Dalmarc Signs, for Chris Fleming, Midtown - 424 NW 10th, LLC, to: 1. Install attached wall sign on north façade; and 2. Install attached wall sign on south façade.

B. Comments from Planning Department Staff

C. Comments from Committee Members

D. Next Meeting Date

1. The next regular Committee meeting is **Thursday, August 15, 2024**. New applications were to be submitted to staff by **4:00 p.m., Tuesday, July 16, 2024**. Revisions and information on continued projects are to be submitted by **July 23, 2024**.

IX. Adjourn