



STAFF REPORT

Downtown Design Review Committee

06/20/2024

Agenda Item VI. A.
Case No. DTCA-23-00042 R2
Property Address 520 W Main St
Applicant Name Matthew Thomas, QUAD Build, Inc.
for Marcelo Aramendi, Infiniti Living 1, LLC
3223 N Lincoln Blvd
Oklahoma City, OK 73105
District DBD

A. ITEMS FOR CONSIDERATION

1. Main Building

- a. Paint the building and privacy wall.

B. BACKGROUND

1. Location

This site is located on the south side of W Main St, the east side of N Dewey Ave and the north side of W Sheridan Ave.

2. Site History/Existing Conditions

The 1922 and 1950 Sanborn Maps show the original Oklahoma County Courthouse stood on this site. The 1955 Sanborn shows the building gone (it was demolished after a fire) and a surface parking lot at this location.

According to the Oklahoma County Assessor's website, the current 104,000 sq. ft. 10 story building was constructed in 1963. In 1965, when the building opened as a Holiday Inn, it was the first new hotel to be built in downtown Oklahoma City in 30 years. First opening in 1952, Holiday Inns transformed the hotel/motel industry in the 1960s, promoting their modern amenities like ice machines and televisions, and offering standardized facilities that allowed travelers to get the same room and features anywhere in the country. The brand introduced revolutionary methods of franchising hotels and using early computer reservation systems. The clean, modern design of this structure appears to have no alterations other than the removal of the canopy, and still conveys the original architectural intent and historic significance of the property.

The Holiday Inn operated at this location until 1978, when a change of ownership resulted in the name being changed to a Quality Inn. There were numerous name and ownership changes for hotel uses that followed until around 1993.

The building was eventually given to the Character First Institute, which operated at the site until 2016. The building is currently being renovated into an apartment building.

3. Surrounding Environment

Adjacent to the east is the Montgomery Building and the Sheridan-Walker Parking Garage. To the south, across W Sheridan Ave, is John Rex School. To the west, across N Dewey Ave, are surface parking lots. To the north, across W Main St, are surface parking lots and small office buildings.

4. Intended Use

Apartment building

5. Previous Actions / Other

On 09/21/2023, DDRC approved installing PTAC units on floors 2 thru 10, and replacing the roof with white TPL, with the following condition: the applicant eliminates the PTAC units from the west and east façades and the applicant works with staff to establish an approved installation detail for the PTAC units in the north and south façades. The applicant provided the required detail.

On 02/20/2024, staff administratively approved a revision to the CA to: demolish parking lot; revise south façade to install storefront windows and doors; revise east façade to add new doors; remove/install roof mounted HVAC equipment and screening; install fencing and lighting; and construct swimming pool, pergola, and dog park.

Per 59-7200.1.C.(4)(a), staff only has the ability to approve revisions to Certificates of Approval “previously approved by staff or the Downtown Design Review Committee which require minor revisions that impact less than 20 percent of the site or building...”

The applicant proposes to paint the exterior of the building, privacy wall, doors, storefront frames, PTAC screens/covers, and mechanical penthouse, which exceeds the 20% referenced. Therefore, the proposed revision requires action by DDRC.

C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Downtown Design District zoning ordinance as referenced below:

- a. RE: §7200.1.D., Pedestrian Zone Designation
- b. RE: §7200.1.E., Use Regulations
- c. RE: §7200.1.F., Development Regulations
- d. RE: §7200.1.F.(2), Irrigation
- e. RE: §7200.1.F.(3), Sidewalks
- f. RE: §7200.1.F.(4), Parking
- g. RE: §7200.1.F.(5), Service Area, Utility Screening
- h. RE: §7200.1.F.(7), Building Materials
- i. RE: §7200.1.F.(8), Fencing
- j. RE: §7200.1.G.(1), Existing Historic Resources
- k. RE: §7200.1.G.(2), Building Materials
- l. RE: §7200.1.G.(3), Building Design
- m. RE: §7200.1.G.(4), Development Pattern
- n. RE: §7200.1.G.(5), Pedestrian Circulation and Amenities

- o. RE: §7200.2.A., Purpose and Intent
- p. RE: §7200.2.B., Use Regulations
- q. RE: §7200.2.C., Development Regulations

Note: All other Regulations and Guidelines of the Downtown Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

D. ISSUES AND CONSIDERATIONS

1. Development Guidelines

None

E. STAFF RECOMMENDATION

- 1. Approve the application** on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C of the Staff Report.

Note: Staff recommendations do not constitute Committee decisions.

Attachments: Zoning Map, Application, Design Statement, Drawings, Photos.