

MINUTES
Regular Meeting
DOWNTOWN DESIGN REVIEW COMMITTEE

May 16, 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 10:39 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: Katie McLaughlin Friddle, Principal Planner
Laura Griggs, Senior Planner
Steven Barker, Assistant Municipal Counselor
Keith Daniels, Administrative Coordinator

II. Approval of Minutes

A. April 18, 2024, Meeting.

Motion: Blatt / Copeland to **accept** the minutes of the April 18, 2024, Downtown Design Review Committee meeting.

Ayes: Blatt, Brannon, Copeland, 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 Cases Withdrawn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. DTCA-23-00054 R1 at 400 N EK Gaylord Boulevard (DBD). Application by Isaac Hines, Tradesman Architectural Studios, for Cassi Poor, Oklahoma City Redevelopment Corp, to: Revise the cladding of the buildings.

Isaac Hines, Steven Watts, Anthony McDermid, Marva Ellard, and John Semtner spoke on this case.

Motion: Blatt / Copeland to approve DTCA-23-00054 R1 on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report with the condition that: the revised cladding material shall be limited to the interior portions of the two buildings, specifically the north façade of building B and the south courtyard-facing façade of building A, extending no further past the northwest facing façade of building B, and the two east-facing facades of building A and B. The cladding for these façades to be a material that more closely approximates the appearance of the previously approved stucco and is architecturally compatible with the previously approved design or to an alternative material that is more in keeping with the character of the previously approved project and surrounding district, like the cementitious fiber products presented in the meeting. The details for the stucco detailing referenced in the Perkins Eastman's letter is to be provided to staff. Where there is an extra joint, that joint shall be minimized. This information is required to be submitted to staff prior to the issuance of the Certificate of Approval.

Ayes: Blatt, Brannon, Copeland, Schmid

Nays: None.

Absent: Jones, Sarur

Abstained: None.

Action: APPROVED WITH CONDITION(S)

VII. Other Business

A. None.

VIII. Communications and Reports

A. Administrative Approvals

- 1. DTCA-23-00050 at 1141 N Robinson Avenue (DTD-1).** Application by Kathy Davie, Redhawk Construction Inc., for Stuart S Hudson, Robinson Renewal Partners, LLC, to: 1) Remove: bollards, steps, curb, asphalt pavement including parking spaces, steel storm windows on south façade of first floor, concrete stoop and handrail, metal canopy and steel support column, corner guards, doors, existing roof systems, masonry roof curb, metal ships ladder, sheet metal vent hood, rooftop HVAC equipment, mechanical rooftop unit, steel support framing, antenna, cable, channel supports, and portion of concrete roof deck; 2) Remove and replace: sidewalks, yard lights, and downspouts; 3) Relocate freestanding sign; 4) Construct curbs, concrete ramp, concrete driveway and parking spaces; 5) Install wheel stops, bollards, and galvanized steel pipe handrail; 6) Construct elevator addition clad in CMU veneer with steel roof deck; 7) Construct/install H.C. lift; 8) Construct/install stairs; 9) Install stairs and railings on roof and roof mounted HVAC units and exhaust fan; 10) Install doors and glass curtainwall; 11) Install overflow roof drain outlets; 12) Construct dumpster enclosure of burnished CMU to match elevator enclosure; 13) Paint existing louvers on west and south façades to match existing stone; and 14) Remove landscaping.
- 2. DTCA-24-00009 at 1207 N Walker Avenue (DTD-1).** Application by David Clayton, Fitzsimmons Architects, for Chris Fleming, Midtown Renaissance, to: 1) Demolish deck; 2) Demolish part of adjacent driveway, curb and curb cut on the south; 3) Demolish portions of paving on east side of building; 4) Demolish walk-in cooler; 5) Remove blade sign; 6) Demolish portion of storefront, corrugated metal panel and brick planter to create new door opening on south façade; 7) Demolish door and sidelite on east façade; 8) Infill three (3) windows on second floor of west façade; 9) Infill door opening on west façade; cut in new door opening on south façade; reduce planter size; 10) Construct addition with stucco cladding and tpo roof; install window on 2nd floor on south façade; install canopy with painted metal fascia and stucco soffit on south façade of addition over the door; and install hollow metal doors on the north and south façades; 11) Add stucco soffit, painted steel columns, painted metal fascias, canopy extension, install new storefront door and sidelite on east façade, install plank siding on south façade, install storefront door on

south façade, and install painted metal gutter; 12) Construct concrete patio with painted steel decorative guardrail for outdoor seating area; 13) Repaint building (previously painted); 14) Install building mounted lighting; 15) Construct sidewalk; 16) Install canopy mounted sign on south façade, 15 sq. ft.; 17) Install canopy mounted sign on east/Walker façade, 34 sq. ft.; 18) Install 8' tall painted metal panel fence attached to painted steel posts in northwest corner of the building; and 19) Install landscaping.

3. **DTCA-24-00011 at 1122 N Broadway Avenue (DBD).** Application by J.T. Harrison, Shellback General Contracting, for Muhammad Safdar, Park Plaza, LLC, to: 1. Revise north facade of 5th floor: remove existing single door and adjacent storefront glass and install double door and remove existing single door (opening in) and adjacent storefront glass and install wider single door opening out; and 2. Install one rooftop condenser.
4. **DTCA-24-00012 at 100 W Reno Avenue (DBD).** Application by Scott Kubes, OKC Thunder, for Sue Hollenbeck, City of Oklahoma City, to: Install supergraphics temporary signs above the entrance at the southwest corner of the building and in the loading dock area.
5. **DTCA-24-00013 at 100 W Oklahoma City Boulevard (DBD).** Application by Scott Kubes, OKC Thunder, for Paul Kiley, Omni Hotel Oklahoma City, to: Install supergraphics temporary signs on the north/OKC Blvd facade and on the north/OKC Blvd and west/Robinson facades at the corner.
6. **DTCA-24-00014 at 10 N Broadway Avenue (DBD).** Application by Jon Scarborough, USCOC of Greater Oklahoma, for Seth Ruzi, SVP & General Counsel, Atrium Finance II LP, to: Remove rooftop/building mounted communication antennas/equipment.
7. **DTCA-24-00015 at 1215 N Walker Avenue (DTD-1).** Application by Hollie Hunt, Sam Gresham Architecture, for Chris Fleming, Midtown – 12th & Walker Investments, LLC, to: 1. Remove all signage from previous tenant; 2. Remove retractable awning on east façade; 3. Paint building (previously painted); 4. Install wall mounted lighting; 5. Install signage on east façade; and 6. Install colored perforated steel panels on existing decorative metal fencing.
8. **DTCA-24-00016 at 1305 Classen Drive (DTD-1).** Application by Grant Willoughby & John Ridley, WRE Holdings, LLC, to: 1) Install black coated chainlink fence on the west and south property lines; and 2) Install ivy along the base of the fence on the west and south property lines.
9. **DTCA-24-00017 at 1210 N Hudson Avenue (DTD-1).** Application by Brittany Lander, Metro Sign, for Jonathan M Dodson, HudHudHike, LLC/Pivot, to: 1. Remove three black horizontal bands on west façade; and 2. Install wall sign on west façade, individual channel letters, reverse halo illuminated.

B. Comments from Planning Department Staff

C. Comments from Committee Members

D. Next Meeting Date

1. The next regular Committee meeting is **Thursday, June 20, 2024**. New applications were to be submitted to staff by **4:00 p.m., Tuesday, May 14, 2024**. Revisions and information on continued projects are to be submitted by **May 21, 2024**.

IX. Adjourn