



The City of
OKLAHOMA CITY

APPLICATION FOR CERTIFICATE OF APPROVAL

☐ BC ☒ DBD, DTD-1, ☐ SRODD ☐ SYC, ☐ UD
DTD-2 SYT

District: DTD-1 DBD

Fee: \$200 Administrative Review or Extension

\$750 Commission/Committee Review

Case Number: DTA-24-00068

☒ New Project

☐ Violation Notice Issued

☐ Revision to Case # _____

☐ City Project (If yes, please select type)

☐ Extension to Case # _____

☐ CIP ☐ Federal Exempt ☐ Maps

Project Address 217 N. Harvey Ave.

☐ COTPA ☐ General Fund ☐ Special Purpose

☐ Federal ☐ GO Bond ☐ TIF

Property Owner Name Oklahoma County Board of County Commissioners

Organization Oklahoma County Board of County Commissioners

Address 320 Robert S. Kerr

Phone 405-713-1500

City, State, Zip Oklahoma City, Ok. 73012

Email mdavidson@oklahomacounty.org

I prefer my documents to be: ☒ Mailed or ☐ Emailed.

Property Owner: I authorize the applicant to speak for me in matters regarding this application. Any agreement made by the applicant regarding this proposal will be binding upon me. I authorize the City of Oklahoma City Planning Staff to enter the property for the purpose of observing and taking photographs of the project area for presentation and for inspections to insure consistency between approved proposal and completed project. Owner agrees that work will be performed exactly as approved or they will apply for revisions prior to work commencing.

Oklahoma County
Property Owner's Name C/O Miles Davidson Signature [Signature] Date 10/15/2024

Applicant Name Cody Pistulka Organization Miller Architects

Address 11 NW 10th Street, Suite 100 Phone 405-816-4209

City, State, Zip Oklahoma City, 73103 Email cpistulka@millerarch.com

I prefer my documents to be: ☐ Mailed or ☐ Emailed.

Applicant's Name Cody Pistulka Signature [Signature] Date 10/15/2024

BUILDING CONSTRUCTION Square feet of entire structure _____

☐ New Construction ☒ Renovation ☐ Addition ☐ Demolition

OTHER WORK

☐ Parking Lot Square feet of new parking lot or expansion to parking lot _____

☐ Sign Square feet each sign [_____] [_____] [_____] Total Signage [_____] Type: _____

☐ Streetscape Length [_____] Width [_____] Note: Revocable Permits Required

☐ Fence Height [_____] Length [_____] Material _____

☐ Work not specified above _____

Received by MICHAEL THOMPSON Date received 10/15/24

Fees effective 07/16/2020



Investor's Capital Building
217 N. Harvey Avenue
Oklahoma City, OK 73102

Located at the southwest corner of Robert S. Kerr Avenue and North Harvey Avenue, the Investor's Capital Building, built ca. 1906, is considered one of the oldest multi-story office buildings in downtown Oklahoma City. Miller Architects and PEC Engineers have worked with Oklahoma County to modernize the building while respecting its unique legacy. The history of the building along with its current condition were carefully investigated to develop a solution to ensure that the prominence of the building is restored and that it can remain functional, efficient, and structurally sound for decades to come.

Previously known as the Western Newspaper Union Building, the five-story Investor's Capital Building consists of a cast-in-place concrete structure and multi-wythe masonry veneer that has seen numerous and extensive changes over the decades. The façade originally consisted of a large cornice, operable punched openings at the upper levels with brick details including insets, corbelling, and cast stone sills, larger storefront windows at the first floor, portico entries with stairs, and split-level basement windows at sidewalk level. Over time, the porticos were removed, and the entry stairs were moved to the interior, and the original wood storefront windows at the first floor were replaced with aluminum storefront. These changes altered the building but did not dramatically alter its overall architectural character.

The 1960s saw the most drastic and complete transformation of the building, creating the aesthetic that is seen today which is unrecognizable from how the building originally appeared. The new façade design attempted to create the appearance of a new building that related to the new adjacent court annex building by removing the cornice, covering the corners and base of the building with travertine, installing mosaic tile between the windows, installing aluminum frames with metal mesh to conceal the punched openings, and infilling the ground level storefront windows.

The first task in evaluating the building was determining if it could be restored to its original condition by salvaging as much brick as possible. After investigating the façade, Miller found that both the travertine panels and aluminum frames were mechanically fastened to the brick veneer, with sections of brick being chiseled out and infilled with adhesive and to hang the panels from. Not only did this do extensive damage to the façade, but the method of attachment could also eventually lead to travertine panels falling off the building. The mosaic tiles were directly adhered to the brick, causing damage to the mortar and bricks themselves. Behind the window screens, the brick was covered in a 3-coat thick cementitious coating and painted. Miller consulted with Prosoco to determine if the coating could be removed, finding that up to ten treatments would be required, likely rendering the

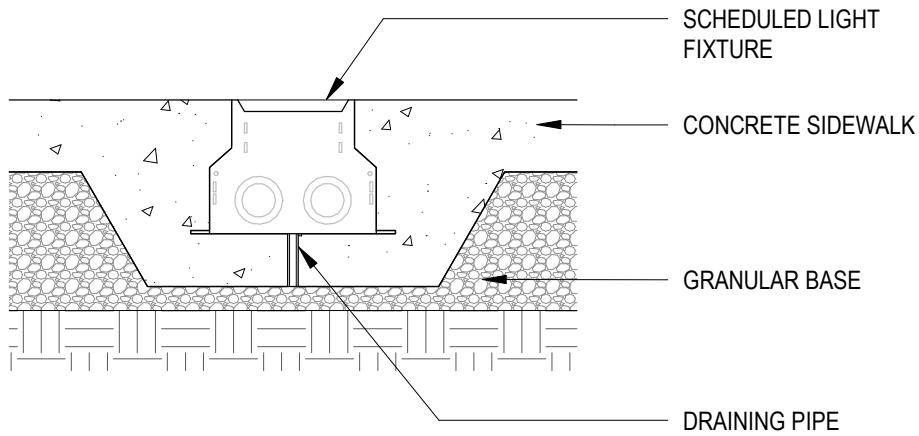


brick unusable. Due to the extensive and various types of damage to the façade, Miller determined that very little of the brick can be salvaged.

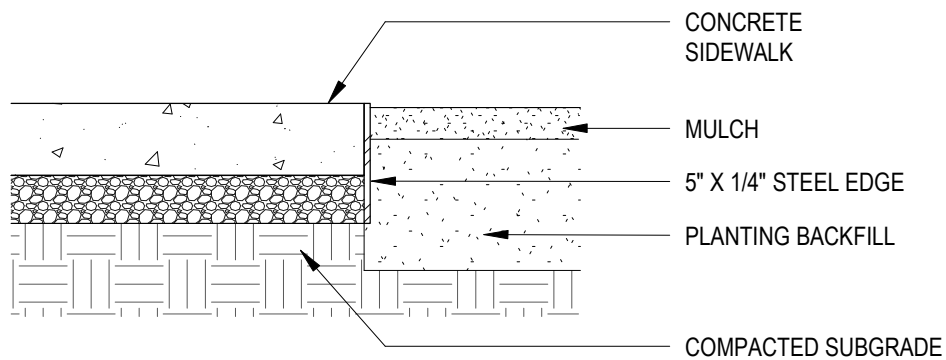
Once the existing condition of the façade had been analyzed, Miller determined that the best method of restoring the building is to rebuild a new façade that meets modern envelope standards and honors the history of the building without attempting to mimic it. The next step in the process was a detailed evaluation of structural condition of the building. Assisted by PEC Engineering and Terracon Consulting Engineers and Scientists, it was determined that the existing multi-wythe masonry walls acted as the shear system for the building and the strength of the concrete structure was tested and confirmed to be far below the minimum for modern buildings. These two factors will require a new system of steel lateral braces inside of the building, which will be concealed as part of a separate interior renovation project.

The new design tells the story of the building by wrapping the existing cast-in-place concrete structure in a new façade that is modern but pays homage to the history of the building. Rather than trying to duplicate a history that has been destroyed beyond repair, the new design tells the story of the building's past while upgrading it for many more decades of use. The base of the building will see the large storefront windows at the first floor and basement clerestory windows re-envisioned. The position of the vertical curtain wall mullions will trace the location of the historic punched openings while the glass will span between floors at the third and fourth floor to reveal the existing concrete structure beyond. The entry porticos that were removed decades ago will be recreated in a modern interpretation out of steel plate and the basement windows will be frosted and backlit at night, creating a soft glow on the sidewalk. The brick detailing includes textured brick insets that reinforce the verticality of the brick pilasters and corbelling at the fifth floor windows as a modern nod to the original brick detailing. The cornice that was demolished in the 1960s is acknowledged by a step-back at the top of the building, which also serves to regularize the proportions of the brick banding, matching the dimensions of each of the lower floors.

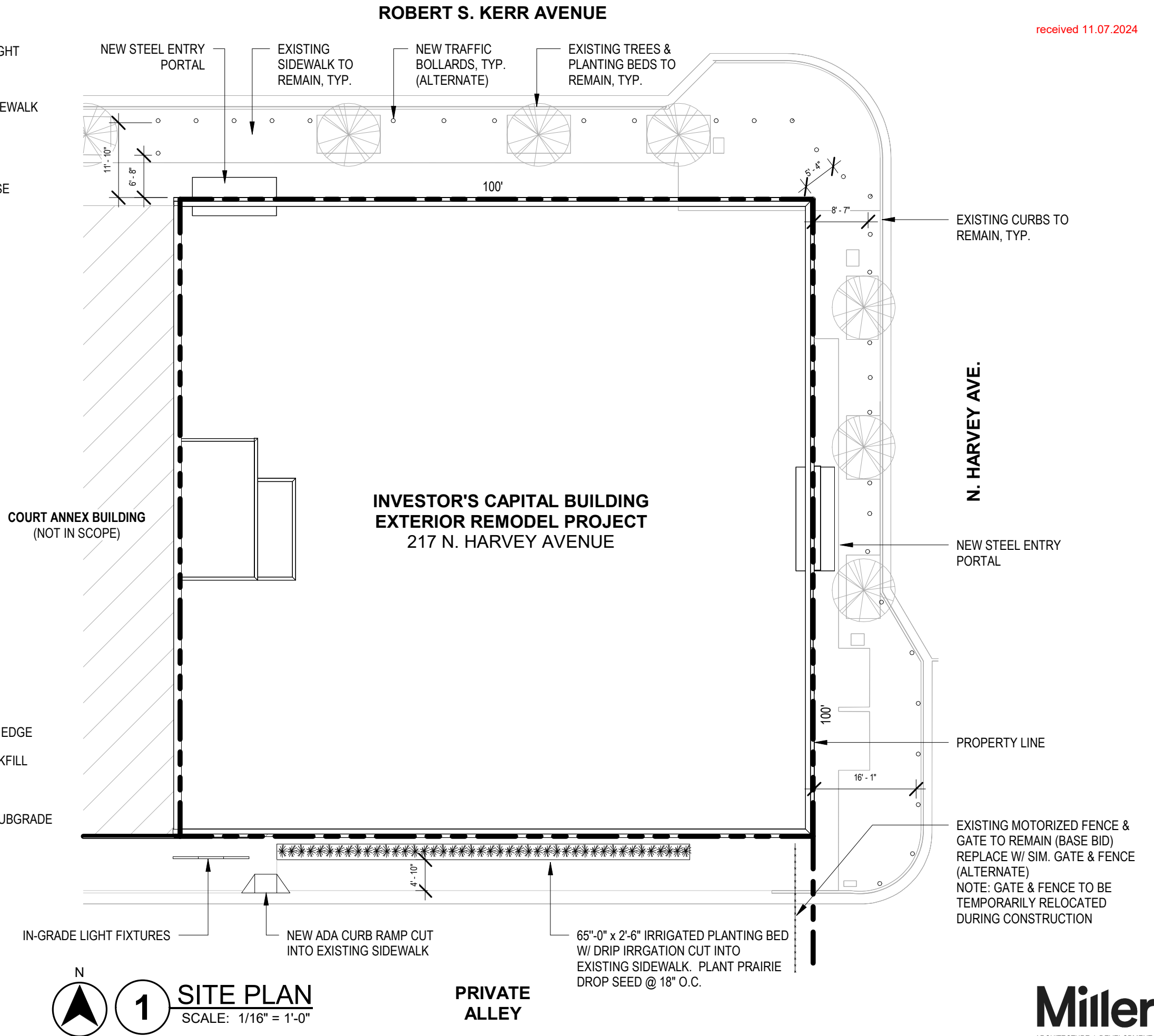
The exterior of the building is in a state of rapid deterioration, but the new building envelope will provide energy-efficiency and resiliency, allowing this important structure to serve the community and contribute to the urban fabric of downtown Oklahoma City for many more years to come.

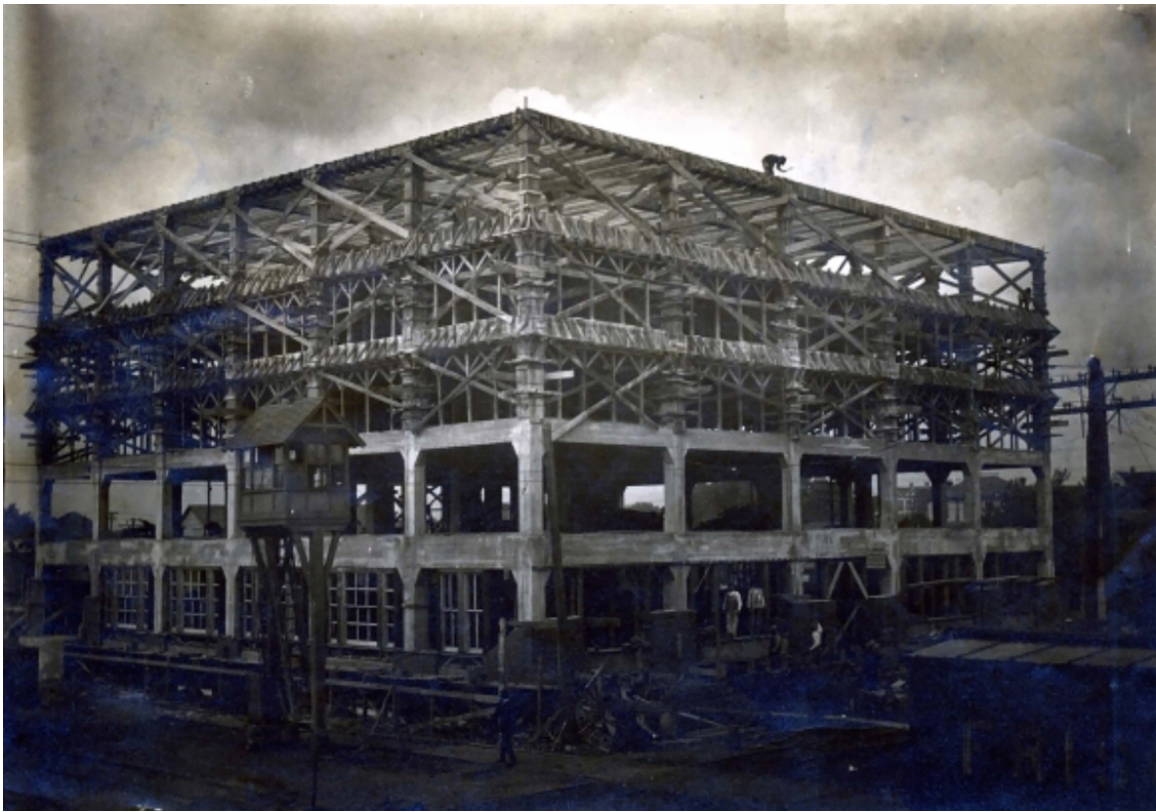


2 IN-GRADE LIGHT DETAIL
SCALE: 1 1/2" = 1'-0"



3 PLANTING BED DETAIL
SCALE: 1 1/2" = 1'-0"





CONCRETE STRUCTURE UNDER CONSTRUCTION
INSPIRATION FOR DOUBLE HEIGHT WINDOWS TO REVEAL HISTORIC STRUCTURE BENEATH NEW FACADE
ca. 1905



BUILDING PRIOR TO MODIFICATIONS (LOOKING SOUTHWEST)
ca. 1920s

received 11.07.2024

CORNICE - REMOVED
DURING 1960s
RENOVATION

LOCATION OF FUTURE
COURT ANNEX BUILDING

HISTORIC PUNCHED
OPENINGS TO BE
OUTLINED WITH NEW
HIGH PERFORMANCE
CURTAIN WALL SYSTEM.
BRICK CORBELLING AT
5TH FLOOR WINDOWS TO
BE ACKNOWLEDGED IN
NEW FACADE DESIGN.
ORIGINAL STOREFRONT &
BASEMENT CLERESTORY
WINDOWS
HISTORIC ENTRY PEDIMENT
TO BE ACKNOWLEDGED
WITH NEW STEEL ENTRY
PORTALS



BUILDING AFTER FIRST OF TWO RENOVATIONS (LOOKING NORTHWEST)
ca. 1940s

LOCATION OF
FUTURE COURT
ANNEX BUILDING

ENTRY PEDIMENT
REMOVED, STAIRS
MOVED TO THE
INTERIOR, AND OPENING
RE-CLAD IN GRANITE

WOOD FRAME
STOREFRONT WINDOWS
REPLACED WITH
ALUMINUM

WOOD PANELS BETWEEN
BASEMENT & 1ST FLOOR
REPLACED



BUILDING AFTER SECOND RENOVATION
ca. 1970s

CORNICE REMOVED

COURT ANNEX BUILDING

TRAVERTINE PANELS
MECHANICALLY ATTACHED
& MOSAIC TILES DIRECTLY
ADHERED TO BRICK

ALUMINUM SCREENS
MECHANICALLY ATTACHED
IN FRONT OF PUNCHED
OPENINGS

STOREFRONT WINDOWS AT
FIRST FLOOR INFILLED AND
COVERED WITH
TRAVERTINE

HISTORICAL PRECEDENT



EXISTING BUILDING - LOOKING SOUTHWEST



EXISTING BUILDING - LOOKING NORTH



- CEMENTICIOUS COATING ON HISTORIC FACE BRICK
- ALUMINUM FRAMES FOR FORMER WINDOW SCREENS
- CMU INFILL @ PREVIOUS STOREFRONT WINDOW LOCATIONS
- TRAVERTINE PANELS MECHANICALLY ATTACHED TO HISTORIC FACE BRICK



- ADHESIVE FOR TRAVERTINE PANELS
- STEEL ANGLE MECHANICALLY ATTACHED TO BRICK



- TRAVERTINE PANELS OVER INFILLED STOREFRONT OPENINGS



- 1960s STOREFRONT ENTRY



- MOSAIC TILES GROUTED DIRECTLY TO HISTORIC BRICK

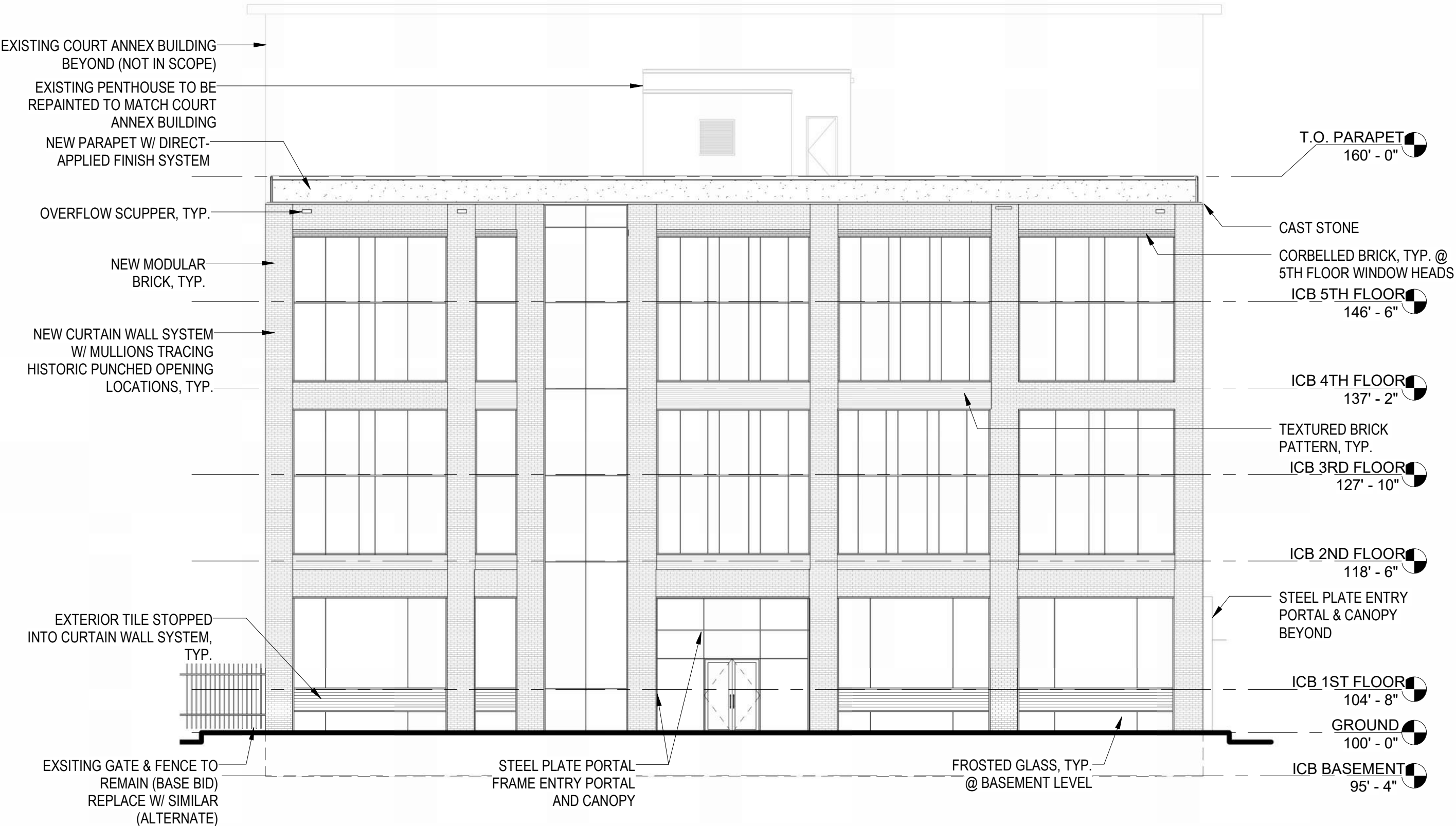


- CMU INFILL @ PREVIOUS STOREFRONT WINDOW LOCATIONS
- DAMAGED BRICK

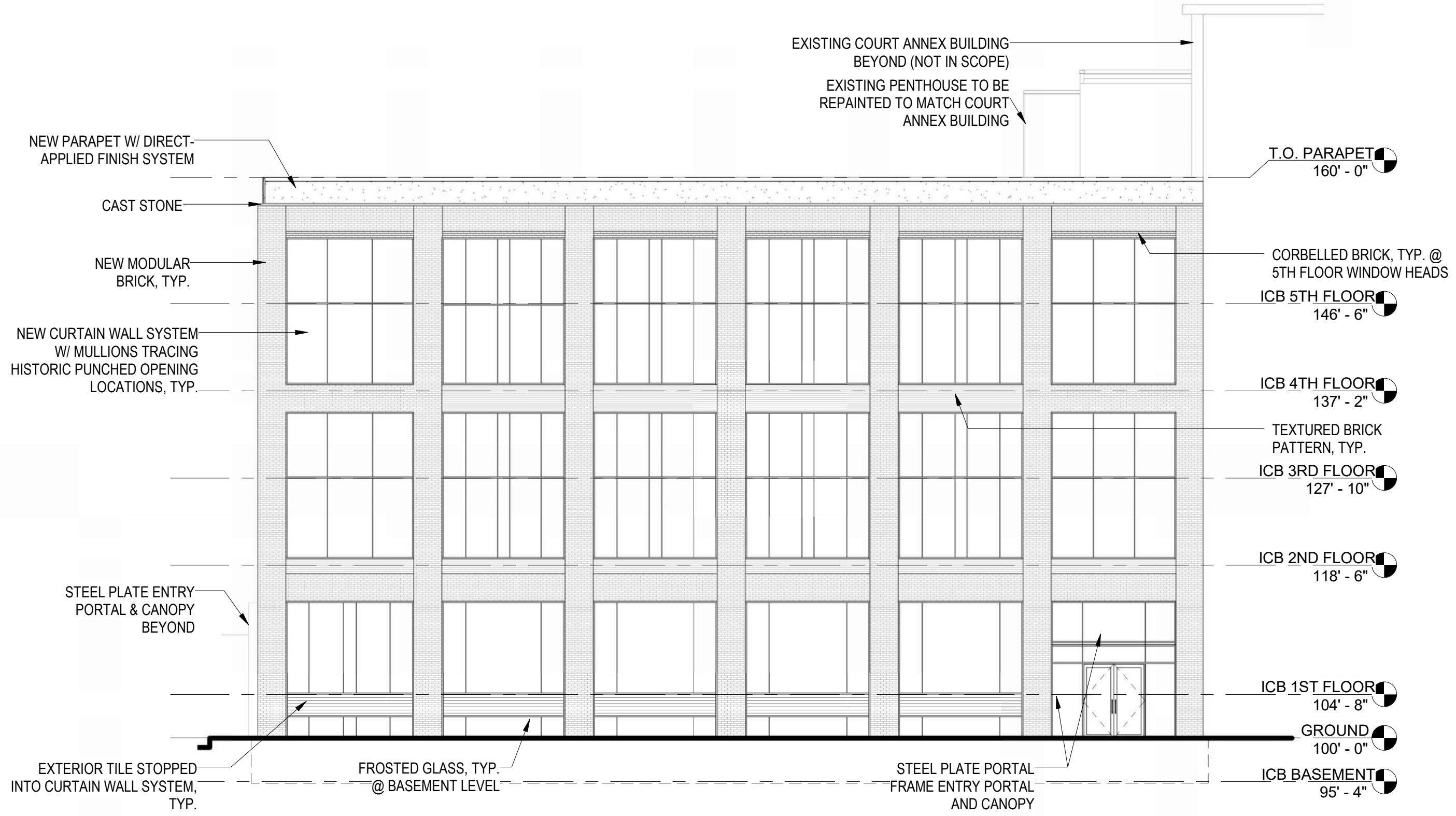


- EXAMPLE OF POTENTIALLY SALVAGABLE HISTORIC FACE BRICK

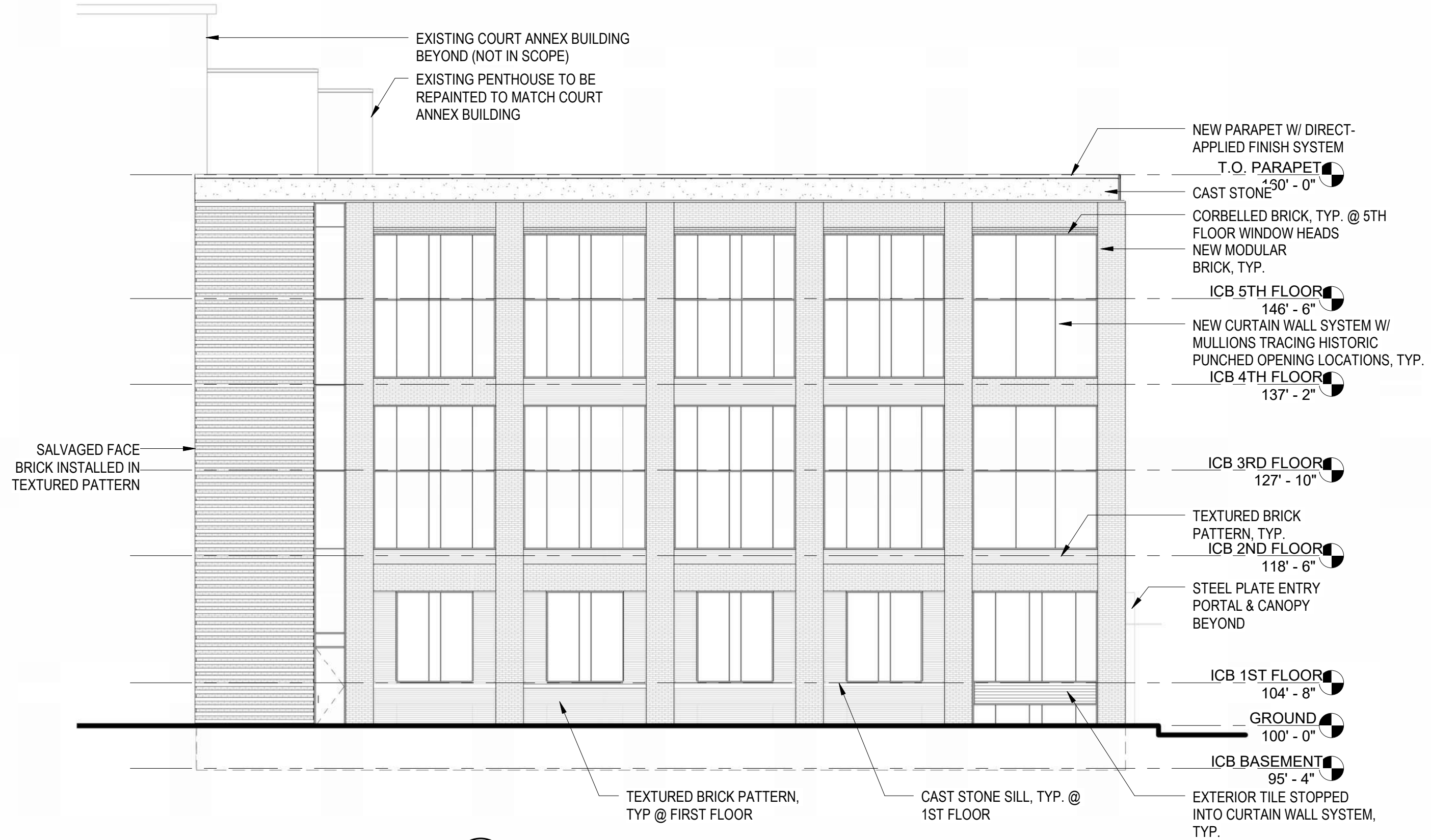
TYPICAL EXAMPLES OF DAMAGE FROM 1960s RENOVATION



1 EAST ELEVATION - NEW
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION - NEW
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION - NEW
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIALS



TYPICAL BRICK
YANKEE HILL DARK IRON SPOT VELOUR (MODULAR)



CAST STONE AT ROOF
CUSTOM COLOR TO MATCH BRICK



ACCENT BRICK AT SOUTH ELEVATION
SALVAGED FACE BRICK



CURTAIN WALL MULLIONS & DOORS
DARK BRONZE ANODIZED ALUMINUM



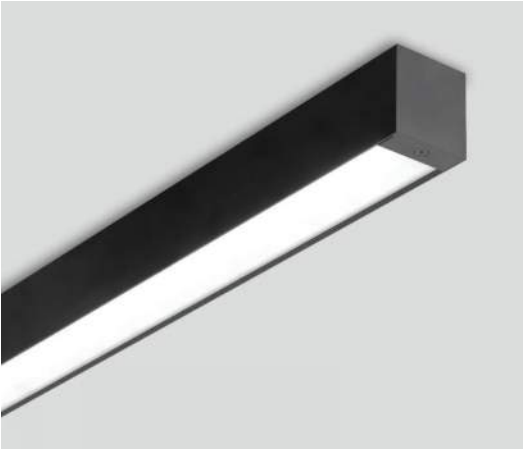
TYPICAL GLASS:
SOLARBAN 90 ACUITY + ACUITY



PARAPET
DIRECT APPLIED FINISH SYSTEM, FINE FINISH

BASEMENT CLERESTORY GLASS:
SOLARBAN 60 ACUITY + ACUITY FROSTED

EXTERIOR LIGHTING



CANOPY LIGHTING
NORTH AND EAST ENTRY CANOPIES



IN-GRADE WALL WASH
PRIVATE ALLEY AT SALVAGED BRICK

SITE FEATURES



SECURITY BOLLARDS
ALTERNATE

LANDSCAPING



PRIVATE ALLEY PLANTING BED:
PRAIRIED DROPSEED W/ DRIP IRRIGATION























