



STAFF REPORT

Downtown Design Review Committee

08/17/2023

Agenda Item IV. A.
Case No. DTCA-22-00060 R1
Property Address 617 W Sheridan Ave
Applicant Name Hamid Pezeshkian, 617 West Sheridan LLC,
4217 Kensal Rise Pl
Norman, OK 73072
District DBD

A. ITEMS FOR CONSIDERATION

1. Mural

- a. Paint mural on overhead garage door on alley/north façade, *Friendship*, by Meg Carlile.

B. BACKGROUND

1. Location

This site is located on the northside of W Sheridan Ave, west of N Dewey Ave. The mural is proposed on the alley/north façade of the building.

2. Site History/Existing Conditions/Previous Actions

According to the Oklahoma County Assessor's website, this one-story 14,250 sq. ft. masonry storage warehouse was constructed in 1920.

In 2022, staff administratively approved DTCA-22-00060 to renovate the building, including remove metal covers over windows and doors, replace windows, in-fill some openings, replace overhead doors and doors on Sheridan/south façade, install rooftop HVAC and screening, remove infill on north/alley façade, remove bricks below current sill to create opening for new door, install door and sidelite with transom windows above, and paint brick (previously painted).

On 07/17/2023, the Arts Commission considered the proposed mural and recommended approval to DDRC.

The renovations to the building have been completed. According to the Sailor & the Dock website, this is "a local market, bar, arts and events venue in an eco-conscious conversion of a 1920s urban warehouse." Additionally, Sailor & the Dock provides business incubator space.

3. Surrounding Environment

To the north, across the alley is a large surface parking lot. Adjacent to the east is a fenced outdoor space for the Dunlap Coddling building. To the south, across Sheridan Ave, is Lampstand Media. Adjacent to the west are 3 one-story buildings that were renovated in 2017/2018.

C. ITEMS IN COMPLIANCE

1. The Committee may consider the Arts Commission's approval of this mural in its approval.
2. Specific items of this proposal that comply with the Development Regulations and Guidelines of the Downtown Design District zoning ordinance are as referenced below:
 - a. RE: §7200.1.A., Purpose and Intent
 - b. RE: §7200.1.G.(4), Development Guidelines
 - c. RE: §7200.2.A., Purpose and Intent

D. ISSUES AND CONSIDERATIONS

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.