

# MINUTES

## URBAN DESIGN COMMISSION

January 19, 2005 - 3:00 p.m.  
420 W Main St, 10th Floor Conference Room

Note: These minutes are subject to Commission approval.

The meeting of the Oklahoma City Urban Design Commission was called to order in the 10th floor conference room, 420 West Main Street, Oklahoma City, Oklahoma. The meeting convened at 3:03 p.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 24 hours prior to the meeting.

### I. ROLL CALL

Members Present: Harry Wilson, Chair  
Betsy Brunsteter, Vice-Chair  
Richard Dowell  
John H. Marshall  
David Miller  
John Mobley  
Ashley Perkins  
David T. Yost (arrived between votes on item IV-B)

Member Absent: James M. Williams

Staff Present: Wiley Rice, Planner IV, Planning Department  
John R. Calhoun, Planner II (Commission Secretary)  
Carissa Davis, Office Specialist II, Planning Department  
Susan Randall, Assistant Municipal Counselor

I-A. Introduction of new Commissioner, David Miller. He is now the member of this Commission from the Traffic Commission.

### II. APPROVAL OF MINUTES

APPROVED. Motion: Marshall/Perkins to approve the minutes of the December 15, 2004, Urban Design Commission meeting. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins. Nays: None.

### III. CONSENT DOCKET

III-A. **UDCA-04-054**, at **719 N Shartel Ave** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Michael H. Brady, Brady, Homsey & Warren, to install vinyl siding, covering and replacing Masonite (change color and window frames).

## Urban Design Commission

Minutes - Page 2 of 4

January 19, 2005

Mr. Kevin Baldwin, contractor, appeared for the applicant. He asked for only the color change, but to leave the window frames as previously approved.

- III-B. **UDCA-05-003**, at **1406 N Broadway Ave** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Tom Dupuis, Dolese Bros. Co., to demolish the building, fuel island, car wash, and other property features.

APPROVED. Motion: Perkins/Mobley to approve the Consent Docket items as stated above, with the change on UDCA-04-054 to include only the color. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins. Nays: None.

### IV. CASES FOR INDIVIDUAL CONSIDERATION

- IV-A. **UDCA-05-004**, at **627 NW 5th St** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Mark E. Yoder, Granite Logan, LLC, to install (1) a wooden garden shed; and (2) a painted wood picket fence.

No one appeared. Staff distributed a letter from the applicant.

CONTINUED. Motion: Brunsteter/Perkins to continue UDCA-05-004 for one month, for more information. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins. Nays: None.

- IV-B. **UDCA-05-001**, at **1717 NW 16th St** (Plaza, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Thuan Van Le, to (1) add an awning to the building front; and (2) on gasoline pump canopy, (a) remove bottom boards and paint the underside, and (b) add lights.

Mr. Le appeared. He agreed to a condition of approval on item (1) to add a cap to the west end of the awning.

APPROVED, in part, with condition. Motion: Perkins/Marshall to approve items (1) and (2)(b) of UDCA-05-001, with the condition stated above. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins. Nays: None.

APPROVED, in part. Motion: Brunsteter/Perkins to approve item (2)(a) of UDCA-05-001. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

- IV-C. **UDCA-05-005**, at **619 NW 7th St** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by J.

## Urban Design Commission

Minutes - Page 3 of 4

January 19, 2005

Bob Crotts, J. Robert Design, for K.E. Wentworth Jr., to construct a new residence, 1½ stories, ±2500 sq.ft., with plywood (T-111) and vinyl-coated (OSB) siding.

Mr. Crotts appeared with Mr. Wentworth. Mr. Crotts described several changes from the drawings; these included use of horizontally laid Hardi-board (or other cement board) siding on all four sides, addition of a window on the west side (of similar size to the other one nearby), and a higher lattice under the porch since the lot was almost flat (instead the slope shown). Commissioners asked for specifics of other designs, including windows and porch railing. Commissioners suggested that the garage door should not face the street.

Nearby property owners Ms. Randy Floyd, Mr. Brian Fitzsimmons, and Mr. Michael Smith also spoke. They all asked that the garage door not face the street. Ms. Floyd spoke of her investment in the area, and showed a survey of buildings in the “Cottage District” of MidTown.

CONTINUED. Motion: Perkins/Marshall to continue UDCA-05-005 for one month. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

IV-D. **UDCA-05-002**, at **1000 NW 23rd St** (NW 23rd Corridor, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Alan Wilkerson, Star Fuel Marts LLC, for SCS LLC, to (1) paint the building exterior (brick); and (2) change awnings.

Mr. Wilkerson appeared with Mr. Ronnie Draper, HIS Paints, and Mr. Ron Garbrecht, attorney. They acknowledged that most of the work had been done prior to approval. Mr. Draper circulated photos of a test patch where the paint was sandblasted lightly. Mr. Garbrecht circulated photos of nearby painted buildings.

Staff distributed letters of opposition in addition to those included in the staff report. Speakers in opposition to the painted brick were Mr. Terry Taylor, Mesta Park neighborhood president, Ms. Pam Shoulders, Mesta Park, Ms. Raina Pelofsky, Mesta Park, and Mr. Tom Daniel, Heritage Hills neighborhood president (who is also chair of the Historic Preservation Commission). They spoke of understandings with the previous owner when the building was constructed.

DENIED in part, APPROVED in part. Motion: Brunsteter/Perkins to deny item (1) of UDCA-05-002 and approve item (2). Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

RESCINDED. Motion: Brunsteter/Perkins to rescind the previous motion on UDCA-05-002. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

## Urban Design Commission

Minutes - Page 4 of 4

January 19, 2005

CONTINUED, in part. Motion: Yost/Marshall to continue item (1) of UDCA-05-002 for one month, for the applicant to propose a method to restore the building to its previous condition. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

APPROVED, in part. Motion: Marshall/Perkins to approve item (2) of UDCA-05-002. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

### V. OTHER BUSINESS

V-A. Election of Commission officers: Chair and Vice-Chair.

ELECTED. Motion: Marshall/Perkins to re-elect Mr. Wilson as Chair and Ms. Brunsteter as Vice-Chair. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

### VI. COMMUNICATIONS

VI-A. Zoning Code amendment: The amendment to increase the time to complete projects is being introduced at Planning Commission this month, to be heard next month, and then to City Council.

VI-B. Urban Design Code: metal siding prohibited but vinyl permitted?: No report.

VI-C. The next regular Commission meeting is Wednesday, February 16, 2005. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, February 2.

(not on agenda) Commissioner Yost asked that more standards be available to give to applicants. Other Commissioners noted the challenge of providing useful guidance while remaining open to creativity. The Peter Brown report about MidTown, though mostly about commercial development, included information about the Cottage District; staff agreed to provide Commissioners with copies of that report. Further work will be needed to develop guidelines in addition to the general guidelines of the Urban Design overlay.

### VII. ADJOURNMENT (5:39 p.m.)

Motion: Yost/Dowell to adjourn the January 19, 2005, meeting of the Urban Design Commission. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

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