

## MINUTES

### URBAN DESIGN COMMISSION

November 16, 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 3:06 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  
Jennifer Gibbons  
John H. Marshall  
John Mobley (left after IV-G)  
James M. Williams (left after IV-F)  
David T. Yost

Members Absent: None

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

#### II. APPROVAL OF MINUTES

APPROVED. Motion: Yost / Mobley to approve the minutes of the October 19, 2005, Urban Design Commission meeting. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Williams, Yost. Nays: None.

#### III. CONSENT DOCKET

[Commissioner Brunsteter asked staff to explain item III-C. There was no request to hear it separately.]

III-A. **UDCA-04-030**, at **430 NW 11th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sam Moore, for Lawrence E. Davis, to (18) add safety railings; and (19) add light poles to second floor deck. (consent for approval)

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III-B. **UDCA-05-059**, at **NW 13th St @ N Shartel Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Cheryl Ramage, Metro Transit (COTPA), to remove the bus shelter on the northeast corner. (consent for approval)

III-C. **UDCA-05-053**, at **801 NW 7th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Ben Ewing for Craig & In Su Bates, to (2) construct (a) garage and (b) fences; (3) on front, (b) add railings and walkway; and (4) revise roof deck. (consent for one-month continuance)

APPROVED and CONTINUED. Motion: Gibbons / Brunsteter to approve or continue the Consent Docket items as stated above. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Williams, Yost. Nays: None.

## IV. CASES FOR INDIVIDUAL CONSIDERATION

IV-A. **UDCA-05-048**, at **1329 Classen Dr** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Kevin E. Jacobs, Banta Investments-1329 Classen LLC, to (2) on carriage house, (b) replace both garage doors with pedestrian doors and windows, with awnings above, and (c) brick-in door.

Mr. Jacobs appeared with Mr. Fred Thrash. Staff distributed additional information from the applicant.

APPROVED. Motion: Brunsteter / Gibbons to approve UDCA-05-048. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Williams, Yost. Nays: None.

IV-B. **UDCA-05-058**, at **411-413 NW 5th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sam Moore, for Robert Robles, to (1) remove most paint from the masonry; (2)(a) remove canopy and awnings, and (b) add awnings and light fixtures; (3)(a) remove louvers and (b) replace with storefront transom; (4)(a) replace bricked-in openings with (b) aluminum narrow-frame windows; (5) add windows and doors; (6) replace metal coping; and (7) remove the fence.

Mr. Moore and Mr. Robles appeared. Mr. Moore stated that the paint removal would be done with Pro-Max, which is water-based and non-abrasive. He agreed to an option to omit the east-side window at the transition from one to two stories.

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APPROVED, with option. Motion: Marshall / Gibbons to approve UDCA-05-058, with the above option. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Williams, Yost. Nays: None.

- IV-C. **UDCA-05-054**, at **625 NW 4th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sean Willis, The Stacy Group Inc., for Randy Byford, to (1)(b) demolish the existing building and other property features at 609 NW 4th St; (2) construct a masonry building of ±9100 sq.ft. with glass-walled section and multiple garage doors, with porte-cochere canopy; and (3) construct perimeter fences (with gates) (a) of aluminum tubing, and (b) chain-link.

Mr. Willis appeared. Ms. Randy Floyd, Midtown property owner, raised a concern about the landscaping. Commissioners and Mr. Willis discussed screening options.

Motion: Yost / Marshall to approve UDCA-05-054, with a strong recommendation for significant landscape screening from residents. Withdrawn.

APPROVED in part, CONTINUED in part. Motion: Yost / Marshall to approve UDCA-05-054, subject to providing landscape plans with substantive screening outside the fence. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Williams, Yost. Nays: None. [Staff interprets this motion to grant the Certificate of Approval for all items, and set this case for next month's agenda for considering the landscape plan, noting that zoning approval for completion will not be granted unless the landscape plan is approved.]

- IV-D. **UDCA-05-056**, at **731 NW 8th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Rick Hernandez, to install two carport canopies in the rear.

Mr. Hernandez appeared. Mr. Michael Smith, Midtown property owner, objected to the design as inappropriate and highly visible.

Motion: Williams / Gibbons to approve UDCA-05-056, with the condition that the canopies be removed within one year. Aye: Williams. Nays: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Yost.

DENIED. Motion: Gibbons / Brunsteter to deny UDCA-05-056, as inappropriate for the district. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Williams, Yost. Nays: None.

- IV-E. **UDCA-05-057**, at **718 N Lee Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Mike

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Tharasena, to (1) replace and enclose (a) windows and (b) doors; and (2) replace porch flooring.

Mr. Tharasena appeared. He submitted a sample of “portico” composite material, proposed for the porch flooring (item (2)). Mr. Michael Smith, Midtown property owner, asked that the porch flooring run parallel to the front. Mr. Tharasena agreed to a condition of approval of item (1) that all new windows be 1/1.

APPROVED, with condition. Motion: Gibbons / Williams to approve UDCA-05-057, with the above condition. Ayes: Wilson, Dowell, Gibbons, Marshall, Mobley, Williams, Yost. Nay: Brunsteter.

[Chair Wilson announced a five-minute break.]

### IV-F. **UDCA-05-051**, at **1000 N Broadway Ave** (Automobile Alley, Ward 7).

Consideration and possible action on an application for an Urban Design Certificate of Approval by David Hornbeek, for Broadway Ten LLC (subsidiary Oklahoma City Community Foundation), to construct a two-story brick building of ±18,000 sq.ft., with a gathering area.

Mr. Hornbeek appeared with a projected presentation, outlining the concerns raised at the last meeting. He stated that the EIFS to be used would be drainable, and included in his presentation several existing buildings that utilize this material. Ms. Ann Felton, Habitat for Humanity (owner across the street) spoke in support, as did Ms. Sandra Payne, St. Anthony Hospital. Mr. Chris Salyer, Automobile Alley, encouraged the Commission to consider the guidelines; later he stated that Automobile Alley considered the project to be within guidelines. Ms. Randy Floyd, architect, stated that good design can come from restrictions. Mr. Jim Holloman, Oklahoma City Community Foundation trustees president, spoke for the proposal.

Commissioners asked about the application of Urban Design and Automobile Alley guidelines. In some respects, both apply in this location. Exceptions to guidelines need to be noted by the Commission in making their decisions.

Commissioners discussed the uniqueness of this project, specifically the location, noting that 10th and Broadway is the junction of two separate corridors, Automobile Alley and the Medical Corridor. As such, a structure that exemplifies a gateway entrance, such as the Plaza does, is warranted and justified. Also, since this is a single large building on the block, some difference in setback may be justified.

APPROVED in part, CONTINUED in part. Motion: Dowell / Marshall to approve UDCA-05-051, noting that it is architecturally innovative, it is a large

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building, and it is at the intersection of two areas; subject to final approval of materials information, which was continued. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Williams, Yost. Nays: None.

- IV-G. **UDCA-05-052**, at **2900-2912 N Classen Blvd** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sam Gresham, for Vicky & Paul Hua, to (2) construct two, one-story retail buildings.

Mr. Gresham appeared. He agreed to conditions of approval that the south side of the east building would be covered in brick, and that a sidewalk would be added to all the NW 28th St side of the property.

APPROVED, in part, with conditions. Motion: Brunsteter / Gibbons to approve the east building of UDCA-05-052, subject to the above conditions. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Yost. Nays: None.

CONTINUED, in part. Motion: Marshall / Yost to continue the north building of UDCA-05-052. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Mobley, Yost. Nays: None.

- IV-H. **UDCA-05-014**, at **812 NW 8th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sam Gresham, for Neighborhood Housing Services, to construct a new house (revised design with vinyl siding).

Mr. Gresham appeared with Mr. David Ash and Mr. Roland Chupick of NHS. Mr. Gresham asked Commissioners what changes could be approved; Commissioners asked him to provide drawings showing further revisions. Ms. Randy Floyd, Midtown property owner, spoke in opposition to the proposal.

DENIED. Motion: Gibbons / Brunsteter to deny UDCA-05-014, as not conforming with guidelines. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Yost. Nays: None.

## V. **OTHER BUSINESS** (no items)

## VI. **COMMUNICATIONS**

- VI-A. Commissioner Ashley Perkins submitted her resignation to the Mayor on October 31. Her position is one of five "citizen members who shall be owners of property or businesses, or representatives of owners, within the Urban Design District." The current term extends to 12/17/2006.

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- VI-B. The terms of Commissioners Brunsteter, Dowell, Marshall, and Yost expire on 12/17/2005, before the next meeting. Members may serve until reappointed or replaced by the Mayor and Council, with terms expiring 12/17/2007. Commissioners Brunsteter and Yost are the “two citizen members employed in the planning, design, or land development professions who are knowledgeable in the field of historic preservation, and at least one of whom shall be a registered architect.” Commissioners Dowell and Marshall have the same qualification as Ms. Perkins.
- VI-C. Downtown area rezoning: No report.
- VI-D. Follow-up on cases: No report.
- VI-E. EIFS (Exterior Insulation and Finish Systems): Enclosed are information sheets from the industry website and two organizations that question its application.
- VI-F. Municipal Counselor at meetings: Chair Wilson had sent a letter requesting Counselor presence at meetings. He appreciated Ms. Randall being at the meeting today.
- VI-G. BOA-12409, at 1400 Classen Dr: On October 20, the Board of Adjustment approved the requested variance by Rand Elliott, for Oklahoma Heritage Association, to permit architectural metal on exterior walls.
- VI-H. UDCA-05-006, Ken Huor, 817 NW 7th St: In March 2005, the Commission approved the relocation of the front-yard fence, which was built with a fence permit issued without the required CA. The modification has been constructed. On November 8, the City Council authorized payment of \$350 for the cost of fence relocation.
- VI-I. The next regular Commission meeting is Wednesday, December 21, 2005, five weeks away. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, December 7.

## **VII. ADJOURNMENT (6:27 p.m.)**

Motion: Gibbons / Brunsteter to adjourn the November 16, 2005, meeting of the Urban Design Commission. Ayes: Wilson, Brunsteter, Dowell, Gibbons, Marshall, Yost. Nays: None.

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