



## NOTICE OF ADMINISTRATIVELY APPROVED PROJECTS IN DESIGN REVIEW DISTRICTS

Building projects in the City’s design review districts require a Certificate of Approval prior to obtaining a building permit. This report lists projects that have received an administratively approved Certificate of Approval issued by staff of the Oklahoma City Planning Department. Work on approved projects may not commence until after the mandatory 10-business day appeal period starting from the date of approval. This report is mailed to owners of property located within 150 feet of the subject properties listed below.

**Date of Approval:** 07/01/2024  
**Deadline for Appeal:** 07/16/2024

**If you want to review information on these applications:** You may review information on these applications by accessing the City of Oklahoma City’s Citizen Portal at: <http://www.okc.gov/access/>. You may also review information on these applications in person by visiting the Oklahoma City Planning Department, 420 West Main Street, Suite 900, Oklahoma City, Oklahoma 73102. Business hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. For questions related to an application, please call (405) 297-1624.

**If you want to appeal an approval:** Procedures for appeal are described in Chapter 59 §59-3250 and 59-4250.10 of the Oklahoma City Municipal Code. For more information about the appeals process, please call (405) 297-2289.

**For information on design review districts and the approval process:** Zoning maps, the application packet, design ordinances, and meeting schedules are available for view or download at: <https://www.okc.gov/departments/planning/design-review-and-historic-preservation>

### BRICKTOWN

None

### DOWNTOWN

**DTCA-24-00020 at 431 NW 10th Street & 1100 N Walker Avenue (DBD).** Application by Brian Fitzsimmons, Fitzsimmons Architects, for Chris Fleming, Brown's Bakery, to: 1) Renovate 1100 N Walker Ave: a. Repair/replace roof; b. Remove/replace gutters, doors, building mounted lighting, and overhead door; c. Install roof screens to conceal mechanical equipment; d. Install fascia of Hardie fiber composite panels; e. Create new door opening at north end of east façade; f. Create new door opening at north end of west façade; g. Replace curtain wall; h. Remove existing Brown’s Bakery signage; i. On east façade, remove louvers, replace bottom portion of curtain wall windows with solid panel infill and spandrel glazing; j. Remove HVAC units and existing roof mounted HVAC supports; k. On south façade, remove existing window framing and screening, and install windows and louvers at 2 locations; l. On south façade, install new door; 2)



## The City of OKLAHOMA CITY

Renovate 431 NW 10th St: a. Replace roof; b. Remove/replace gutters, doors, and building mounted lighting; c. Install roof screens to conceal mechanical equipment; d. Install fascia of Hardie fiber composite panels; e. On west façade, remove existing window framing and screening, and install windows and louvers at 2 locations; f. On west façade, reconfigure double door entries in 2 locations; 3) Parking lot: a. Reconfigure parking lot and restripe; b. Modify drive on Park Place to be one-way; c. Modify drive on NW 10th to be one-way; d. Install pole lights; 4) Sidewalks: a. Repair and replace sidewalks; b. Replace sidewalk south of 431 NW 10th St with pavers to match existing accent paving to traffic circle; c. Install sidewalks; 5) Site work: a. Reduce width of curb cut/driveway at northeast corner of the site; b. Install red brick pavers at the northeast corner of 1100 N Walker Ave and at the south end of 431 NW 10th St; c. Construct concrete retaining walls; d. Construct concrete bench; e. Install new inground grease trap; 6) Landscaping & fencing: a. Install landscaping and irrigation; and b. Install fence of maximum 8' tall solid architectural metal panels over steel structure, painted.

**DTCA-24-00033 at 100 Park Avenue (DBD).** Application by Isaac Hines, Tradesman Architectural Studios, for Erik Gumerson, The Harlow, LLC, to: 1. Install metal fencing to create outdoor seating area; 2. Install signage on north and east façades; 3. Install awning with signage on north façade; 4. Install vinyl signage on windows on north and east façades; and 5. Re-grade sidewalk at northeast corner of site.

**DTCA-24-00034 at 1013 NW 13th Street (DTD-1).** Application by Marty Zimms, Vital Signs of Oklahoma, for Nosa Akhimiona, Primrose Schools, to: Install attached wall signs on south, west and north façades.

**DTCA-24-00036 at 424 NW 10th Street (DBD).** Application by Phillip Johnson, Dalmarc Signs, for Chris Fleming, Midtown - 424 NW 10th, LLC, to: 1. Install attached wall sign on north façade; and 2. Install attached wall sign on south façade.

### SCENIC RIVER

**SRCA-24-00012 at 1112, 1114 & 1116 S Barnes Avenue (Stockyards River District).** Application by Sonia Uribe for Rennerio A Ayala Bonilla to: Demolish 3 houses and site improvements.

### STOCKYARDS CITY

**SYCA-24-00005 at 1305 S Agnew Avenue (SYD).** Application by Theresa Bynum, The Cuttin Co, for Theresa Moyers, Oklahoma National Stockyards, to: Replace existing storefront windows and entry door at the east elevation in bronze finish frames. (Note: Existing signage will be reapplied to new glass)

### URBAN DESIGN

**UDCA-24-00025 at 2435 N Classen Boulevard (Asian District).** Application by Ricardo Alcantara, 405 Signs Co., for Greg Nguyen, Jade Asian Plaza, LLC, to: 1) Remove the existing attached wall sign at the north elevation; and 2) Install one attached wall sign at the north elevation.