

MINUTES
DOWNTOWN LAWTON ARCHITECTURAL REVIEW COMMITTEE

Minutes of the Downtown Lawton Architectural Review Committee meeting held July 19, 2022 in the 2nd Floor Conference Room, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The meeting was called to order at 2:05 p.m. by Chairman Ernest Sheppard.

Notice of the meeting and agenda were posted on the City Hall bulletin board as required by State law.

ROLL CALL

MEMBERS PRESENT: Jacob Brox
John Purcell, Jr.
Ernest Sheppard

MEMBERS ABSENT: Joe Abshere
Jesse Cross

OTHERS PRESENT: Janet Smith, Planning Director
Greg Gibson, Assistant City Attorney
Kameron Good, City Planner
Charlotte Brown, Code Plans Supervisor
Cindy Augustine, City Attorney Office
Denise Ezell, Recording Secretary

2. Verify posting of meeting according to The Open Meeting Act (Title 25, Okla. Statutes 301-314).

Posted on July 15, 2022 at 4:50 p.m. by Tammy Anderson.

3. Establish Quorum.

Three (3) of the five (5) members present.

4. Approval of Minutes.

Recommended Action: Motion to approve minutes from the May 24, 2022, meeting.

There were no minutes for approval.

BUSINESS

5. Reports or Comments.

- On June 20, 2022, The Planning Director administratively approved a Certificate of Architectural Conformance for a new exterior finish as submitted by Tiffany Walker located at 308 NW 2nd St., Lawton, OK 73501.

-On July 11, 2022, The Planning Director administratively approved a Certificate of Architectural Conformance subject to the approval of the Board of Adjustments variance for a new sign for Lawton Fort Sill Chamber of Commerce located at 302 W Gore Blvd, Lawton, OK 73501.

Smith stated Kameron was the one who worked on the project and I issued the Certificate. I'm going to let Kameron present this.

Good stated I have a bunch of pictures to share with you.

Smith stated it is a nice-looking building.

Good stated they were issued a building permit with a statement that no exterior work shall be done until DLARC approves their architectural certificate. They went ahead and started the exterior work. A stop work order was issued and then they submitted the correct drawings. Janet thought they were within the architectural requirements and administratively approved the certificate. This report is for you to ratify that decision.

Smith stated we did make a slight change from what they had submitted.

Good stated you see the wall on the north side looks white. That isn't an earthly tone. The statement was made that it was to be painted the correct gray color to match the rest of the building.

Smith stated the white wall stood out and it looked like cinder blocks. We asked them to match the gray that was on the other parts of the building. That wall is seen when coming off 44 and driving by Elmer Thomas Park. All you see is the white wall. We had them change the color to match the building. I believe the overall design is good. The colors are very good.

Sheppard asked so why do you think this building complies with the requirements that are set forth.

Smith stated the issue is the earth colors. Some say earthly colors. Gray can be an earth tone. You have gray rock and stone. You also have tan and red colors. You have a broad spectrum. If you look along 2nd Street it matches what have been done there. I think they were trying to restrict the color scheme when this was approved by calling it earth tone, but it doesn't restrict it that much. It restricts colors like neon, but you have the colors of the rainbow and those are a natural color. You see them from the earth.

Sheppard stated okay, existing examples would be the bank on C Avenue and Larry Neal's old insurance office. Those are our two (2) best examples that we have. Both are stone and red brick. Earth tones are browns, beiges and colors like that. I'm wondering where gray comes in as an earth tone. Plus, it looks modern.

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Good stated the tile that they used was slate tile.

Sheppard asked where did they place the tile.

Good stated it is the darker gray. It is the color of slate and slate is a rock. It is an earthy tone.

Purcell asked it is a color.

Good stated yes.

Sheppard asked what is the actual material.

Good stated it is tile.

Sheppard stated tile.

Brox stated this looks like stucco.

Good stated that is stucco, but the color is slate.

Sheppard stated you can color tile any color that you want but that doesn't mean it is earth color.

Good stated the other part is tile. Here is their picture.

Brox asked so there is no brick.

Good stated no sir.

Smith stated there is not any brick. They have gone with grays, but it matches what is in that corridor.

Sheppard stated we are not trying to match what is in the corridor. We are trying to redo what is there. We don't necessarily want to match what is there. That is why we are redoing it.

Purcell asked is this brick.

Good stated no.

Purcell stated it is not brick.

Brox stated there is zero brick.

Sheppard stated I think we are off base on this one, but it has already been approved.

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Purcell stated there are two (2) things. There is color and it isn't chartreuse or neon. Also, there is isn't any brick as opposed to facia board and all the other materials.

Smith asked are you wanting it to look more like the Hilton Garden Inn and those colors.

Good asked the brick color of Brick Town Brewery with more brown and beiges.

Sheppard stated yes.

Purcell stated and brick.

Good stated the red brick.

Purcell stated brick as opposed to some other material.

Smith stated we do have the brick in the intersections.

Sheppard stated maybe we need to inform or illustrate what we are thinking. Ten (10) or fifteen (15) years ago when we started this we had pictures and displays as examples of what we were look for. The two (2) best examples we have is the bank and Larry Neal's old building. We are trying to imitate or recapture the old style Lawton with the inset windows, stone for the case around the windows, and red brick where it looked like a natural environment. This to me is very artificial especially with the prefab tile that they call slate. It is not slate.

Brox stated it is storiform.

Purcell stated if it is not brick it will deteriorate over time. Then we come back and we are in the same predicament that we were. That is why you see brick and stone.

Smith stated we have the International Property Maintenance Code that our code enforcement regulates. We issue citations whenever it gets to a certain point. I will have to apologize to you. This was not a decision that I made by myself. This was a decision that we all sit around the table with other voices that said yes, we believe this would be okay to approve. Apparently, we do need to be educated or re-educated/informed on what you are wanting. I will say in this instance they had already done the work.

Sheppard stated that is a sore subject with the three (3) of us. We have had this come up before where people start doing the work before it is approved. That is how the change came about with the CPC and Board of Adjustments. I know you don't have any authority and don't have a police force to enforce the things we do, but I do expect the city through the permitting process not to allow this to occur.

Smith stated Charlotte is in charge of the department where we issue citations and we did issue one. We issued a stop work order and a citation. The citation is a fine of \$750 through our municipal court. We saw it as we were driving by. One day there is nothing and the next it is almost completed. As soon as the inspector saw it, he issued the work order but it was almost completed.

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Sheppard asked so what is the remedy to that situation.

Smith stated well the citation is just a part of it.

Sheppard stated that is just a penalty. Seven hundred fifty dollars is negatable.

Smith stated it is. To be an advocate for the developers they come in trying to rehab or restore a building. They are trying to make it look nice and attractive for somebody that wants a business there. We have to balance how much we are going to try and work with these developers.

Purcell stated this maybe an exception but usually it is a local developer. We have had this problem for years. The outside developers/builders don't have problems with following the rules. It is those that have been here forty (40) or fifty (50) years that has a problem of following the rules.

Smith stated absolutely.

Purcell stated time and time again we have people build without a permit. Then they cry to Council and Council says "gosh we can't tear that down". Council isn't going to make them tear it down. It just the nature of things. People say it is easy to build in Oklahoma City or Wichita Falls. If you submit plans they go out and inspect and if it isn't in accordance with the plan they make you tear it down. Never happens in Lawton and people know that. Especially the local contractors.

Brown stated this was a local contractor.

Purcell stated figures. That is usually the issue. The outside people compliment and say how easy it is to do business with the city. The inside folks say we are a disaster because you can't get anything done. This has gone on for years.

Brown stated yes.

Purcell stated this is a combination of the material and the color. It is not just one or the other.

Sheppard stated I recommend that anything else that comes in let's run it by here. We are willing to meet until we get on the same wave length.

Smith stated absolutely.

Sheppard stated okay. Do we have a second subject.

Brown stated yes, there another one.

Sheppard stated I believe it is the sign.

Brown stated yes.

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Sheppard stated refresh my memory, isn't there a limit on sign sizes.

Good stated yes sir, when adjacent to a residential property. This was administratively approved with the condition of a variance by the Board of Adjustment. When it is adjacent to a residential area an electronic message center sign is limited to twenty-five (25) square feet. To go above that you have to have a variance by the Board of Adjustment. This was administratively approved subject to it going before the Board of Adjustment on August 12th.

Smith stated it also matches the building. I am hopeful that the building matches what you want. Okay, good because it does match the building.

Good stated here is a color copy if you want to see it.

Purcell asked where is this sign going.

Good stated at the corner of 3rd and Gore.

Purcell asked is it going up where the chamber is.

Good stated yes. This is their parking lot and it is going here.

Brown stated the corner of 3rd.

Purcell stated okay.

Sheppard asked is there a distance from a resident. Is it three hundred (300) feet, Kameron?

Good stated what did you say sir I'm sorry.

Sheppard asked is there a distance that is specified, for example three hundred (300) feet from a resident.

Good stated code says from a residential zoning. That is why this has kicked in. Technically the zoning from the north extend to the middle of Gore Boulevard. From the sign to the residential house is over three hundred (300) feet. This is why a variance kicks in. It is two hundred (200).

Sheppard stated so this one is greater than five (5) feet.

Brown stated twenty-five (25) square feet.

Good stated twenty-five (25), yes sir.

Sheppard stated and it is bigger than that.

Good stated yes sir. That is why the variance is required. As far as architectural standards it matches the building. It has a curved archway at the top like the building and stone at the bottom that matches the building. The sign is located outside the sight triangle.

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Sheppard asked do they have six (6) tenants in that building.

Smith stated that is what we have asked.

Good stated we were asking the same question.

Smith stated we are assuming they have those tenants or maybe they want to have the space. They have provided six (6) spots for names and I didn't ask them what the names were. I know there is the chamber and the Economic Development Authority.

Brown stated and CBB.

Smith stated they have several different organizations.

Brown stated it might be they are going to list the different groups.

Good stated on their site plan they have a big empty space inside their building. They may plan on renting that space out.

Sheppard asked I'm trying to think why the Chamber of Commerce would need a big sign.

Purcell stated I was wondering why.

Sheppard stated everybody knows that the chamber is there and knows how to get to it.

Smith stated I will tell you I did not and I'm probably the newest one to locate to Lawton. I was like where is the Chamber of Commerce because there is not a sign. The sign faces the side road and not Gore. It took me forever to figure out where it was. They are also trying to make sure the people know about their events. They are trying to get the word out.

Purcell asked is the top part the electronic sign.

Smith stated yes.

Purcell stated so they can put messages on there.

Smith stated yes.

Good stated that is the part that has to be approved by the BOA. They have to have a variance because of the size of the electronic message center.

Purcell stated well you know the Board of Adjustment is going to approve it. (laughter) Do they disapprove anything, no. Even if everyone else in the world disapproves, they will approve. (laughter)

Smith stated that is where legal non-conforming comes in.

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Sheppard asked do we need to take action on any of these or is this just a report.

Smith stated just a report.

Sheppard stated okay.

Smith stated we will bring back all the request for these in the future.

Brox stated especially full make overs.

Sheppard stated I think I have some pictures somewhere as examples. One of the prime examples that we really like when reviewing this process was the South Lake area in Texas. The big shopping area there is beautiful.

Gibson stated I sure do.

Sheppard stated it is beautiful and it is brick and stone. That is what we are after.

Smith stated Kameron let's look that up.

Purcell asked didn't we have examples of the colors in the Planning Department. I thought we did.

Sheppard stated we did have examples. We left this vague because we wanted it to come to us. We had an idea of what we wanted.

Smith stated okay.

Sheppard stated okay, is there anything else.

6. Adjournment.

There being no further business the meeting adjourned at 2:25 p.m.

Motion by Purcell, **Second** by Brox, to adjourn. **Aye:** Purcell, Sheppard, Brox. **Nay:** None. **Motion Passed.**