

MINUTES
DOWNTOWN LAWTON ARCHITECTURAL REVIEW COMMITTEE

Minutes of the Downtown Lawton Architectural Review Committee meeting held November 22, 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
Jesse Cross
John Purcell, Jr.
Ernest Sheppard

MEMBERS ABSENT: Joe Abshere

OTHERS PRESENT: Charlotte Brown, Interim Community Services/Planning Director
Greg Gibson, Assistant City Attorney
Kameron Good, City Planner
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).

Notice was posted on November 21, 2022 at 11:35 a.m.

3. Establish Quorum.

There are four (4) of the five (5) members present.

4. Approval of Minutes.

Recommended Action: Motion to approve minutes from the September 20, 2022, meeting.

Motion by Purcell, **Second** by Brox, to approve the minutes of September 20, 2022 as written. **Aye:** Brox, Cross, Purcell, Sheppard. **Nay:** None. **Motion Passed.**

BUSINESS

5. Consider approving a Certificate of Architectural Conformance for a new Trill Remedies building sign on the South elevation located at 329 SW C Ave, Lawton, OK 73501.

DLARC Minutes
November 22, 2022

Recommended Action: Approve a Certificate of Architectural Conformance for a new Trill Remedies building sign on the South elevation located at 329 SW C Ave, Lawton, OK 73501.

Good stated this is for a sign located at 329 SW C Avenue just east of Boomerang. It will be a mounted sign that is 4' x 12' for a total of 48 square feet. It is proposed with LED lighting. The sign will be installed by a license contractor and will be required to meet all city codes. All signs must have DLARC approval to be placed in this area.

Sheppard asked what is currently in this location.

Good stated nothing at this time.

Sheppard asked was there a sign for the previous tenant.

Brown stated I don't think so, it was on the door.

Good stated the LED lighting is to outline the sign.

Sheppard asked in our regulations do we distinguish any external or internal lighting.

Brown stated no, not on signs.

Sheppard stated okay.

Good stated it prohibits neon signs.

Sheppard stated okay, what is the pleasure of the board.

Motion by Purcell, Second by Brox, to approve a Certificate of Architectural Conformance for a new Trill Remedies building sign on the South elevation located at 329 SW C Ave, Lawton, OK 73501. **Aye:** Cross, Purcell, Sheppard, Brox. **Nay:** None. **Motion Passed.**

6. Consider approving a Certificate of Architectural Conformance for new residential construction on the North-East corner of C Avenue and 2nd Street located at 119, 121, 123, and 125 SW C Avenue, Lawton, OK 73501.

Recommended Action: Approve a Certificate of Architectural Conformance for new residential construction on the North-East corner of C Avenue and 2nd Street located at 119, 121, 123, and 125 SW C Avenue, Lawton, OK 73501, subject to conditions a soft landscaping screen shall be utilized to buffer the parking area from the street.

Good stated this is the proposed new construction on the LURA lots that are under contract. The materials listed are red brick and smart siding with a composite roof. There are four (4) residential single-family dwellings proposed to be built and all will be facing C Avenue. There is an alley to the north that will be the access to parking. Our recommendation is subject to conditions of a soft landscaping screen to buffer the parking area from the street. This is a requirement for parking on the 2nd Street corridor. Also listed is a 20' setback for the parking lot and that will be

DLARC Minutes
November 22, 2022

covered in the building permit review. All buildings will have to meet city code and be done by a licensed contractor with the city.

Sheppard asked where is the parking going to be.

Good stated on the north side of the buildings.

Sheppard stated that is where the garage entrance will be.

Good stated yes sir.

Sheppard stated I didn't realize there was a parking lot. Do they have parking in addition to the driveway to the garage?

Brown stated I believe just the driveway to the garage.

Sheppard asked so you are requiring screening between 2nd Street and the first driveway.

Good stated yes sir. I do want to mention in the 2nd Street corridor you are required to have 100% red brick or other material approved by DLARC. This isn't proposed as 100% brick.

Sheppard asked have you had any discussion with them concerning this.

Brown stated we told them there might be additional requirements by the committee. They seem to be in full support of that. The original submittal was white and black with no brick.

Good stated all the elevations that said dark gray they have changed.

Brown stated I think they will be open to additional brick.

Sheppard stated which means 100% brick.

Brown stated yes.

Good stated the 2nd Street corridor stretches one block east and west of 2nd Street.

Brown stated half a block.

Good stated so this will fall under that.

Cross asked what does complete brick mean.

Brown stated no siding or other materials.

Cross asked even up at the top.

Brown stated yes, where you see all the white on the rendering, that will all be brick.

DLARC Minutes
November 22, 2022

Shepherd asked will the awnings be attached to the brick.

Brown stated yes.

Cross asked will these be rentals.

Good stated they could sell or rent if they wanted to maintain ownership.

Cross asked will the city be responsible for the alley if it needs to be repaved.

Brown stated yes.

Good stated if it were gravel, they would be responsible.

Brown stated since it is paved it falls back on the city.

Sheppard stated Warren Auto is on the north side of this, correct.

Brown stated yes.

Sheppard asked where is the entry into their shop. Is there an entry on the south side?

Good stated the front door is on the north side.

Purcell stated there is a garage door on the west side.

Sheppard asked so there is no entry that will conflict with traffic in and out of the garages.

Purcell stated we use to see samples of what they were going to use. Do we need to be concerned about that? I understand this is just a picture.

Brown stated he stated he was going to use a more reddish brick. He stated the picture looks orange.

Purcell stated I understand that.

Brown stated if you want, we can ask for a sample.

Purcell stated I'm just asking.

Sheppard stated the other thing is the current code specifies stone or red brick.

Good stated the 2nd Street corridor must be 100% red brick.

Sheppard stated correct.

Good stated or other approved materials by DLARC. You could approve stone or something else.

Sheppard stated we have red brick in our code.

Purcell stated I understand but before they would bring a sample to show us. Red could be OU red or another red. I'm asking if we need to be concerned or not.

Brown stated there is an oversized walk-in door off the alley for Warrens.

Sheppard stated well we can't change that.

Brown stated I believe the alley to the east behind the Scissortail Day Care is closed to through traffic. It is blocked off for the safety of the children.

Sheppard stated I'm not concerned about the brick but if you are.

Purcell stated I'm not.

Sheppard asked is there anyone else that is concerned about that.

Good stated the buildings to the east already has parking in the rear.

Cross asked can it be a combination of brick and stone.

Good stated only if you approve it.

Cross stated if we have all red brick, it is all going to look the same. Is that what we are trying to do or do we want a mixture of brick and stone.

Sheppard stated originally, we were thinking brick with window seals or arches accented with stone. Like we have with other buildings. We did not contemplate a combination of brick and stone as a veneer. I'm not in favor of the stone and brick veneer. So, it will be 100% brick.

Good stated another idea would be the far west one 100% brick or that west wall 100% brick because it is fronting 2nd Street. I'm just throwing out other options.

Sheppard stated I would leave it and if they have a complaint let them come back to us.

Brown stated okay.

Sheppard stated they got the lots cheap enough that they have enough margin that they can afford brick.

Good asked is there any specifications on the color of the awning or anything like that.

Sheppard stated I think that is the style today.

Good asked is bring in the sample something that you want going forward.

DLARC Minutes
November 22, 2022

Purcell stated no, I remember there was a problem with colors. You don't want an orange looking red.

Sheppard stated I think we can leave that to staff, can we not.

Purcell stated I agree with that.

Good stated it specifies in code that it needs to be compatible like the surroundings.

Brox stated well not that one.

Sheppard asked is there any other discussion.

Brox asked do we know when they plan to start building.

Augustine stated when they close on the lots.

Brox stated so they are ready to go.

Good stated yes, and they are interested in purchasing other lots. They talked about north of Warrens so this probably isn't the last one we will bring to you.

Motion by Brox, Second by Purcell, to approve a Certificate of Architectural Conformance for new residential construction on the North-East corner of C Avenue and 2nd Street located at 119, 121, 123, and 125 SW C Avenue, Lawton, OK 73501, subject to conditions a soft landscaping screen shall be utilized to buffer the parking area from the street and 100% brick as stated in current code. **Aye:** Purcell, Sheppard, Brox, Cross. **Nay:** None. **Motion Passed.**

6. Reports.

Brox asked where are we with the car wash on 2nd Street.

Good stated nothing has been brought to staff.

Sheppard stated it looks like they are going to build on the corner of Ferris and Sheridan.

Good stated we have a proposed easement closure for a carwash at the corner of Ferris and Sheridan. That closure goes to Council on December 13th.

Purcell asked is there any way to get rid of the "Carwash Coming Soon" sign under the sign ordinance.

Augustine stated we can't limit what the signs say.

Good stated we can't limit what they say but they are not permitted to be located how they are located.

DLARC Minutes
November 22, 2022

Purcell asked so what do we need to do to get it removed.

Brox asked who owns the building now.

Brown stated they do. They bought it from Johnny Owens.

Gibson stated we are looking at the sign code right now. Changes are probably coming. We don't seem to be totally constitutional right now but there is a time, place, and manner restriction. That is a good questions, "Coming Soon", what does that mean. If it is an election sign, we know that the election is over.

Brown stated they have been coming soon for a long time.

Purcell stated for over a year.

Gibson stated I'll bring that up.

Good stated in our sign code we specify like "grand opening signs" have a limited amount of time that they are allowed to be there.

Augustine stated they are temporary.

Good stated yes.

Augustine stated there is no date on coming soon.

Good stated a carwash has not been applied for at that location. If they do it has to go through LURA, CPC, and Council.

Purcell stated I'm just referring to the sign. People keep asking if a carwash is going to be built there.

Brown stated we have heard nothing but complaints about it.

Purcell stated just take the sign down.

Good stated there was a question on enforcement as to who goes out and enforces whether it would be planning or neighborhood services.

Sheppard stated along with the sign code I believe that all political signs are supposed to be on private property and not on city property.

Brown stated that is correct.

DLARC Minutes
November 22, 2022

Gibson stated the problem stems from the fact we don't treat them equally right now. It needs to be content natural. Right now, it is kind of content based and that is part of the problem. I'm sure they are in the medians right now and we don't enforce it.

Good stated I pointed one out several times. We just didn't know how to enforce it. It was White Buffalo off 53rd Street. Going north on 53rd Street and looking to the west on Cache Road there is a big White Buffalo sign where you can't see ongoing traffic. That is a sight traffic issue. They are trying to figure out who enforces that.

Purcell stated when we changed the ordinance several years ago, we had cleaned up all the crazy signs. You couldn't have the wavy signs. Slowly they have all started to come back. Neighborhood Services was the one enforcing it back then.

Good stated another issue is the dilapidated sign. Buildings have been torn down but left the signs and now they are dilapidated.

Brown stated we are trying to address that as well.

Sheppard stated I'm glad to hear you guys are addressing the issue.

Gibson stated it is tricky.

Sheppard stated it is like this authority. We have no enforcement. I would hope you would incorporate something in your regulations that gives somebody the ability to enforce them.

Purcell stated Neighborhood Services use to be the one. I don't know where it is now.

Gibson stated Neighborhood Services is overwhelmed with everything they are doing.

Sheppard stated I can't image going around town and pulling up signs but that is what needs to be done.

Purcell stated we use to do it. Where are we on rescinding the resolution that gives staff the authority to make DLARC decisions.

Brown asked do you want us to bring it back rescinding the resolution.

Sheppard stated I think so.

Brox stated we don't have a director do we.

Good stated no, but we have an interim director.

Brown stated I'm the interim director.

DLARC Minutes
November 22, 2022

Sheppard asked do you want the decision to come back to us.

Purcell stated for now I think that is a good idea.

Brown stated I have no problem with that. We will bring it back to the next meeting.

7. Adjournment.

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

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