

**Old Town Design Review Committee
Called Special Session
Minutes
June 16, 2008**

1. Call To Order And Announce That a Quorum Is Present.

The Old Town Design Review Committee Called Special Session was called to order by James Crockett at 4:02 p.m. with the following members present:

James Crockett	Sharon Ellis
Sarah Jo Jackson	Michael Duval
Larry Smith	Bill Peck (non-voting)

Staff members Nika Reinecke and Sarah McLain were present. Barbara Mebane of Dancers Workshop, Sue Mebane, and Tim Garvey of Garvey Homes were also present.

2. Approve the Minutes from May 12, 2008.

Sharon Ellis moved and Sarah Jo Jackson seconded that the minutes be approved from May 12, 2008. The motion passed 5-0.

3. Tabled Item: Consideration of a Letter of Design Approval for a New Cultural Arts Center at the Northwest Corner of Main Street and Charles Street as Requested by the City of Lewisville.

Staff reviewed the item for the Committee and explained that the item was tabled at the January 14, 2008 meeting because the elevations of all sides were not included and because the trees and landscaping in the renderings obscured the designs of the building. Staff presented the elevations to the Committee and stated that although the west elevation was not included in the submittal, it would be similar in design to the other building elevations. Staff explained to the Committee that the designs had gone through iterations with both City Management and City Council. Some of the Committee expressed concern that certain details were lacking on the submitted designs. Staff clarified the location of the brick and stone materials on the elevations as well as the location of doors and windows. The Committee asked for clarification on how the condensing units would be screened on the south elevation. Staff showed that the condensing units would be screened by an enclosure on the west end of the south elevation.

The Committee expressed concern that the west elevation was not included in the submittal. Some of the Committee also expressed concern that they were not included in the initial design stage of the building. The Committee also expressed concern that the west elevation might appear as a blank wall to oncoming traffic

on Main Street. Staff explained the design constraints of the west elevation due to the location of the stage. Staff suggested that the Committee add to a motion that the west elevation should include similar brick and stone detailing as the east elevation.

Sarah Jo Jackson moved and Larry Smith seconded that a Letter of Design Approval be approved for the proposed Cultural Arts Center at the Northwest corner of Main Street and Charles Street under the condition that the west elevation design be similar to the east elevation and that the west elevation be brought back to the Committee for informational purpose. The motion passed 4-1.

4. Tabled Item: Consideration of a Letter of Design Approval for Renovations of a Residential Accessory Building at 111 N. Hatcher Street as Requested by Dr. Robert DaSilva.

Staff reviewed the item for the Committee and stated that the item had been tabled at the May 12th meeting because the design of the door and the full east elevation were not included in the submittal. Staff explained that the full east elevation and the design of the door are now included in the submittal and that there are no other changes to the submittal. Staff clarified that the color of the door would be the same as the siding on the building. Staff recommended that the Committee approve the design under the condition that the corners be trimmed and roof fascia installed.

Sharon Ellis moved and Larry Smith seconded that a Letter of Design Approval be approved for the proposed residential accessory building at 111 N. Hatcher Street under the conditions that the corner trim and roof fascia be installed. The motion passed 5-0.

5. Consideration of a Letter of Design Approval for a New Building at 115 Leonard Street as Requested by Tim Garvey of Garvey Homes.

Staff reviewed the item for the Committee and presented two alternative designs, one a Prairie-style design and one a Craftsman-style design. Tim Garvey was present and briefly presented the Prairie-style design to the Committee. In response to the Committee, Mr. Garvey stated his preference for the Prairie-style design over the Craftsman style design. Staff recommended that the eaves of the roof be extended and the columns be widened on the Prairie-style design. Mr. Garvey clarified that the columns in the submitted design are rounded. The Committee requested that the columns be squared. The Committee liked the Prairie-style design with the proposed modifications. There was no further discussion on this item.

Sarah Jo Jackson moved and Sharon Ellis seconded that a Letter of Design Approval be approved for the proposed building at 115 Leonard Street under the conditions that the columns be squared and that the eaves are widened. The motion passed 5-0.

6. Consideration of a Letter of Design Approval for New Security Lights at 190 W. Main Street as Requested by Barbara Mebane of Dancers Workshop and Bill Gibson, the Property Owner of 190 W. Main Street.

Staff reviewed the item for the Committee. Staff explained that the property owner and Ms. Mebane had proposed wall pack security lighting with shades for the building. Staff proposed possible alternative lighting that is more historical in design. Barbara Mebane was present and answered questions from the Committee. Ms. Mebane expressed concern that the alternative presented by staff would not have enough light for security purposes. The Committee asked Ms. Mebane whether she had considered adding lighting under the awning instead. Ms. Mebane stated that her electrician had considered this, but that awnings would obstruct too much of the light. The Committee generally felt that the bronze wall pack lighting with the shades as submitted would be acceptable for the building. There was no further discussion on this item.

Michael Duval moved and Sarah Jo Jackson seconded that a Letter of Design Approval be approved for the proposed lights at 190 W. Main Street. The motion passed 5-0.

7. Other Business.

Staff updated the Committee on the status of 302 E. Church Street and explained that the owner has completed work on the porch roof and that it is now fully connected to the roof of the home.

Staff updated the Committee on the status of 122 N. Cowan Avenue. The work has been started on the building and the structure of the building is sound to hold the siding.

Staff informed the Committee that staff has received initial proposals for the architects and engineers for the Old Town Plaza. Staff stated that the applicants would be interviewed and that preliminary designs of the plaza would be shared with the Committee for input.

8. Adjournment.

Sharon Ellis moved and Sarah Jo Jackson seconded that the meeting be adjourned. The motion passed 5-0.

The Old Town Design Review Committee approved these minutes on June 23, 2008.

Respectfully submitted,

Approved,

Sarah McLain
Economic Development Specialist

James Crockett
Chairperson