

## **A G E N D A**

### **OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, DECEMBER 11, 2017**

**LEWISVILLE CITY HALL  
COMMUNITY DEVELOPMENT CONFERENCE ROOM  
2<sup>ND</sup> FLOOR  
151 WEST CHURCH STREET  
LEWISVILLE, TEXAS**

**REGULAR SESSION MEETING – 4:00 P.M.**

---

- 1. Call to Order and Announce That a Quorum is Present.**
- 2. Approve the Minutes From November 13, 2017.**
- 3. Consideration of a Letter of Design Approval for the Exterior Modification for a Residence at 358 E. Edwards Street as Requested by Chris Farley, the Property Owner.**
- 4. Consideration of a Letter of Design Approval for a Wall Sign for Old Town Jewelers, Located at 190 W. Main Street; as Requested by Gabriel Aguilar, the Sign Contractor.**
- 5. Consideration of a Letter of Design Approval for the Exterior Design for a New Mixed-Use Building, located at 170 W Main; as Requested by Bill Peck, on behalf of Randy and Ronda Owens, the Property Owners.**
- 6. Adjournment.**

#### **NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

The Lewisville City Hall & Community Development Conference Room are wheelchair accessible. Access to the building and special parking are available at the front entrance along Church Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the Economic Development Office at (972) 219-3736 or by FAX (972) 219-3412 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**Minutes  
Old Town Design Review Committee  
November 13, 2017**

**Item 1:**

The Old Town Design Review Committee was called to order at 4:03 p.m. with the following members present: Amanda Ferguson, Sharon Ellis, Erum Ali, Jack Tidwell and Advising Architect Bill Peck. Member: Andrea Fowler was absent.

Staff present: Richard Luedke, Planning Director; Jonathan Beckham, Planner; and George Babineaux, Building Official.

**Item 2:**

The second item on the agenda was the approval of the minutes from the September 25, 2017 meeting. A motion was made by Erum Ali and seconded by Jack Tidwell to approve the minutes. The motion passed unanimously (4-0).

**Item 3:**

The third item was Consideration of a Letter of Design Approval for Two Single-Tenant Wall Signs for Domino's Pizza, Located at 219 E. Church Street; as Requested by Ricky Bates, the Sign Contractor.

Staff gave a brief presentation describing the two proposed signs and indicated that the secondary wall sign exceed the allowed amount and would require a modification based on area.

The committee had some questions regarding the sign materials and construction, which the applicant was able to answer.

The committee also had a question regarding the lighting of the signs. The lighting had been addressed when the exterior design was first brought before the committee on November 28, 2016.

A motion was made by Sharon Ellis and seconded by Erum Ali to grant a modification to the area of the secondary wall sign and approve the two single tenant wall signs as presented. The motion passed unanimously (4-0).

**Item 4:**

The fourth item was Consideration of a Letter of Design Approval for a Projecting Sign for Ram Concrete & Asphalt, LLC, located at 118 Lynn Avenue STE 202; as Requested by Jose Meza, the Business Owner.

Staff gave a brief presentation detailing the proposed hanging sign.

**Page 2**  
**Minutes - Old Town Design Review Committee**  
**November 13, 2017**

The committee had questions regarding its length and location. The applicant was present and able to answer all questions the committee had.

*A motion was made by Jack Tidwell and seconded by Sharon Ellis to approve the proposed hanging sign as presented. The motion passed unanimously (4-0).*

Richard Luedke, the Planning Director, announced that Andrea Fowler had recently moved out of Lewisville and had resigned from the Old Town Design Review Committee. He stated that if the Committee knew an appropriate replacement, they could apply on the City's website.

There being no other items to discuss, the meeting was adjourned at 4:16 p.m.

Respectfully submitted,

Approved,

---

Richard E. Luedke, Planning Director

---

Amanda Ferguson, Chairperson

## STAFF REPORT

**TO:** Old Town Design Review Committee

**FROM:** June Sin, Planner

**MEETING**

**DATE:** December 11, 2017

**SUBJECT:** **Consideration of a Letter of Design Approval for the Exterior Modification for a Residence at 358 E. Edwards Street as Requested by Chris Farley, the Property Owner.**

### **BACKGROUND**

The residence located at 358 E. Edwards Street was built in 1952. The current property owner plans to add an additional room to the back of the existing house.

### **ANALYSIS**

The existing residence fronts E. Edwards Street. The new master bedroom with a bath and laundry room will be added in the back of the house. The new addition will be approximately 600 square feet.

The three sides of the new addition will be finished with engineered wood siding. The roof will consist of weatherwood shingles to match the existing. There will be two new windows; one window will be centered on the south wall and the other will be placed on the west wall. The windows will be double hung metal windows with white frame.

The entire house will be painted green (SW 6207) and the trim will be painted cream color (SW 6134).

### **RECOMMENDATION**

Staff recommends that the Old Town Design Review Committee grant a Letter of Design Approval for proposed exterior design of the new addition.



**OLD TOWN DESIGN REVIEW  
COMMITTEE  
APPLICATION**



Owner/s (name): <i>Chris Farley</i>	
Company Name:	
Mailing Address: <i>358 Edwards Lewisville Tx 75057</i>	
Work #:	Cell #: <i>214557 3227</i>
E-Mail: <i>Farleyconstructiontx@gmail.com</i>	
Owner Signature <small>(Owner/s Must Sign or Submit Letter of Authorization):</small> <i>Chris Farley</i>	Date: <i>12-5-17</i>
Printed Name: <i>Chris Farley</i>	

Applicant/Tenant (name):	
Company Name:	
Mailing Address:	
Work #:	Cell #:
E-Mail:	
Applicant/Tenant Signature	Date:
Printed Name:	

Architect/Engineer (name):	
Company Name:	
Mailing Address:	
Work #:	Cell #:
E-Mail:	
Architect/Engineer Signature	Date:
Printed Name:	

**REQUIRED:**

- Narrative letter summarizing scope of work
- Site plan/roof plan (drawn to scale)
- Proposed building elevations (to scale)
- Photographs of existing building conditions
- Product literature or specifications
- Materials samples and color samples

**NOTE:**

Items must be staff approved and deemed complete before they will be placed on an agenda



## 358 Edwards

**From:** Chris Farley

12/5/17 8:36 AM

**To:** farleyconstructiontx@gmail.com

Old Town Committee,

The room addition on 358 Edwards will be a master bedroom, bath and laundry room. The square footage of addition will be approx. 600 square feet.

The roof will match the existing roof at 6 in 12 pitch with comp. shingles color of shingles to match with weatherwood.

The siding to match existing siding will be Smartside 38 Series Engineered Wood 8 in. x 144 in. Lap.

Windows will be replaced with with a Low E rating that meets code for the region and windows will not have grid in the glass.

Paint will be Sherwin Williams Historic Collection for the body SW 6207 Retret and trim will be SW 6134 Netsuke.

-

Thanks,  
*Chris Farley*

*repainting  
whole*

Chris Farley  
Co-Owner  
[chris@oridfw.com](mailto:chris@oridfw.com)  
214-557-3227





358 Edwards



SW 6134  
Netsuke

[View Details](#)

SW 6207  
Retreat

[View Details](#)

SW 2834  
Birdseye Maple  
Interior / Exterior

SW 2851  
Sage Green Light  
Interior / Exterior



## STAFF REPORT

**TO:** Old Town Design Review Committee

**FROM:** Jonathan Beckham, Planner

**MEETING**

**DATE:** December 11, 2017

**SUBJECT: Consideration of a Letter of Design Approval for a Wall Sign for Old Town Jewelers, Located at 190 W. Main Street; as Requested by Gabriel Aguilar, the Sign Contractor.**

### **BACKGROUND**

Old Town Jewelers is an existing business located at 190 W. Main Street. The applicant is seeking approval for a new wall sign.

### **ANALYSIS**

#### *Wall Sign*

The proposed wall sign will be positioned to the left of the business entrance, centered above the awning. The sign has a tan background color with brown lettering. The lettering has a bold serif-font that reads "OLD TOWN / JEWELERS." The businesses logo will be positioned to the left of the lettering, and is colored identical to the lettering. The sign will be constructed out of aluminum and printed vinyl. It has an area of 25 square feet, which exceeds the 20 square foot requirement for multi-tenant wall signs. The Old Town Design Review Committee will need to grant a modification based on the area of the sign before it can be approved. The applicant has been willing to work with City staff in resizing and repositioning the sign from the initial submittal. Staff recommends that the Committee grant the required modification.

### **RECOMMENDATION**

Staff recommends that the Old Town Design Review Committee grant a letter of design approval for the wall sign as proposed with a modification to the sign area allowing 25 square feet in lieu of the required 20 square feet.



# CITY OF LEWISVILLE

OFFICE OF ECONOMIC DEVELOPMENT

151 W. CHURCH ST. LEWISVILLE, TEXAS 75057 TEL: 972-219-3736 FAX: 972-219-3772

OLD TOWN DESIGN REVIEW COMMITTEE APPLICATION

## Sign Application



Date:	Application #:	OTDRC Case #
-------	----------------	--------------

Permit Address:
-----------------

### PROPERTY OWNER or TENANT INFORMATION:

Name: Hagop Nalbandian	Address, City, State, Zip: 190 W. Main st #107 Lewisville, TX 75057
Company: Old Town Jewelers	Title: Business Owner
Phone/Fax Number: 972-221-4975	Cell Phone and E-mail: 214-529-1649

### SIGN CONTRACTOR INFORMATION:

Name: Gabriel Aguilar	Address, City, State, Zip: 894 N. Mill St. Suite 3, Lewisville, TX 75057
Company: Bradburry Signs	Title:
Phone/Fax Number: 972-221-3944	Cell Phone and E-mail: bradburrysigs@gmail.com

### ELECTRICAL CONTRACTOR INFORMATION, IF APPLICABLE:

Name:	Address, City, State, Zip:
-------	----------------------------

### SIGN INFORMATION:

Sign Dimensions: 150" x 37"	Sign Display Surface Material: Aluminum	List all other signs currently on the property: There is currently a wooden sign in place.
Illuminated? If so, type of illumination:	Sign Lettering Material: Printed Vinyl	
How will sign be mounted? It will be screwed in.	Value of Sign:	

Attach to this application: 1) two copies of full color designs of the sign to scale with dimensions and materials clearly labeled 2) Photographs of the existing building 3) for a monument sign: include a site plan 4) If the proposed sign projects over a pedestrian or vehicular way, show the distance from the lowest part of the sign to the finished grade.

### \*\*\*For Office Use Only\*\*\*

Plan Review Fee:	Permit Fee:	Electrical Fee:
------------------	-------------	-----------------

Permit Approved By:	Date:	Permit Total:
---------------------	-------	---------------

Design Approved By OTDRC:	Date:
---------------------------	-------

Comments:
-----------

Verb. PU& \$	Returned to Cust	Rejected
L/M PU& \$	Re_Sub Date	Cor. Req.
GC or Sub Must Reg	2nd Notice to P/U	Copy/Copies Needed

It seems off center because he expanded his store. So he wanted to center the sign.



120 x 30  
Aluminum  
Sign

### \*Please Read

Print Proof(s) is(are) attached.

Please **reply** back to this **email** with approval. Your order will move forward in production as soon as email approval is received.

Turnaround takes a minimum of **3-5 business days**.

PLEASE check this proof carefully for **errors** and **omissions**. PLEASE check for **spelling** and **layout accuracy**.

Your email approval constitutes acceptance of full responsibility for all errors, omissions and legal compliance in this proof.

Any changes from this approval will be charged extra according to both time and materials.

All design has **3 revisions**, after these, extra hourly charges will apply.

All created art is property of Bradburry Signs until released to customers.

## STAFF REPORT

**TO:** Old Town Design Review Committee

**FROM:** June Sin, Planner

**DATE:** December 11, 2017

**SUBJECT:** **Consideration of a Letter of Design Approval for the Exterior Design for a New Mixed-Use Building, located at 170 W Main; as Requested by Bill Peck, on behalf of Randy and Ronda Owens, the Property Owners.**

### **BACKGROUND**

The applicant plans to build a three-story mixed used building on the subject lot. The approximately 45-foot building is to replace the two-story structure constructed in 1963, which was recently demolished. The applicant is seeking an approval for the exterior design of the new structure.

### **ANALYSIS**

#### *Exterior Design*

The proposed building will be a three-story building with 2,700 square feet of retail space on the first floor and 3,275 square feet of office on the second floor. The third floor will feature a residential use with two rentable units and outdoor patios. The outdoor patios will be located at the center of the structure, being separated with a partial height wall for privacy.

The building will consist of brick veneer. The exterior walls along the patio area will be hardie board siding painted beige (Valspar 3008-10C). The patio will be covered with wood slates. The materials and colors will be provided by the applicant at the meeting.

#### *Windows, Doors and Metal Awnings*

The first floor will have aluminum storefront windows with a black metal awning. At the front and rear elevations, aluminum windows will be provided at the second and the third level. At the third level, the windows will be framed with a capstone painted beige (Valspar 3008-10C). An additional awning is proposed at the balcony on the third floor. The residential unit facing Main Street will have a balcony with a curved metal awning and railings painted black. One aluminum door is provided at the rear of the building for access.

### **RECOMMENDATION**

Staff recommends that the Old Town Design Review Committee grant a letter of design approval for the exterior design as proposed.



**OLD TOWN DESIGN REVIEW  
COMMITTEE  
APPLICATION**



**LEWISVILLE**  
Deep Roots. Broad Wings. Bright Future.

<b>Owner/s (name):</b> Randy and Ronda Owens	
<b>Company Name:</b> RO Properties	
<b>Mailing Address:</b> PO Box 338, Lewisville, TX 75067-0338	
<b>Work #:</b> 972.436.6558	<b>Cell #:</b>
<b>E-Mail:</b> ronda37@nbreadymix.com and randy7@nbreadymix.com	
<b>Owner Signature</b> (Owner/s Must Sign or Submit Letter of Authorization): see attached letter	<b>Date:</b> 12/5/17
<b>Printed Name:</b> Randy and Ronda Owens	

<b>Applicant/Tenant (name):</b> Same as above	
<b>Company Name:</b>	
<b>Mailing Address:</b>	
<b>Work #:</b>	<b>Cell #:</b>
<b>E-Mail:</b>	
<b>Applicant/Tenant Signature</b>	<b>Date:</b>
<b>Printed Name:</b>	

<b>Architect/Engineer (name):</b>	
<b>Company Name:</b>	
<b>Mailing Address:</b>	
<b>Work #:</b>	<b>Cell #:</b>
<b>E-Mail:</b>	
<b>Architect/Engineer Signature</b>	<b>Date:</b>
<b>Printed Name:</b>	

**REQUIRED:**

- Narrative letter summarizing scope of work
- Site plan/roof plan (drawn to scale)
- Proposed building elevations (to scale)
- Photographs of existing building conditions
- Product literature or specifications
- Materials samples and color samples

**NOTE:**

Items must be staff approved and deemed complete before they will be placed on an agenda

William Peck & Associates, Inc  
105 W. Main St.  
Lewisville, TX 75057

December 04, 2017

City of Lewisville  
170 W. Main St.

To Whom It May Concern:

Please let this letter serve as a narrative for consideration for the new mixed-use building at 170 W. Main St.

The new building will consist of three stories: 1<sup>st</sup> – retail space; 2<sup>nd</sup> – office space; 3<sup>rd</sup> – two residential units, which will include a balcony facing Main Street and two semi covered patios in the middle of the building.

The primary exterior material of the new building will be brick, secondary – siding. Please reference drawings for all material, colors and design.

Thank you for your consideration.

William Peck, AIA  
William Peck & Associates, Inc



December 5, 2017

Old Town Design Review Committee  
City of Lewisville, TX

**Re: 170 W. Main Street OLD TOWN DESIGN REVIEW COMMITTEE  
APPLICATION**

To Whom It May Concern:

We authorize our architect, Bill Peck, to submit the attached application to the Old Town Design Review Committee on our behalf for 170 W. Main Street in Old Town Lewisville.

Please let us know if you have any questions, and we sincerely appreciate your consideration of this exciting project.

Sincerely,

A handwritten signature in cursive script that reads "Randy Owens".

A second handwritten signature in cursive script, identical to the one on the left, reading "Randy Owens".

**Owners  
RO Properties**

**ADDRESS**

PO BOX #338  
LEWISVILLE, TX 75067

**CONTACT**

972.325.1045 (O)  
INFO@ROPROPS.COM

**WWW.ROPROPS.COM**



**WILLIAM PECK &  
ASSOCIATES INC.**

**ARCHITECTS**

Lewisville, Tx

(972) 221-1424

DATE : 12/04/2017

170 WEST MAIN STREET, LEWISVILLE, TX

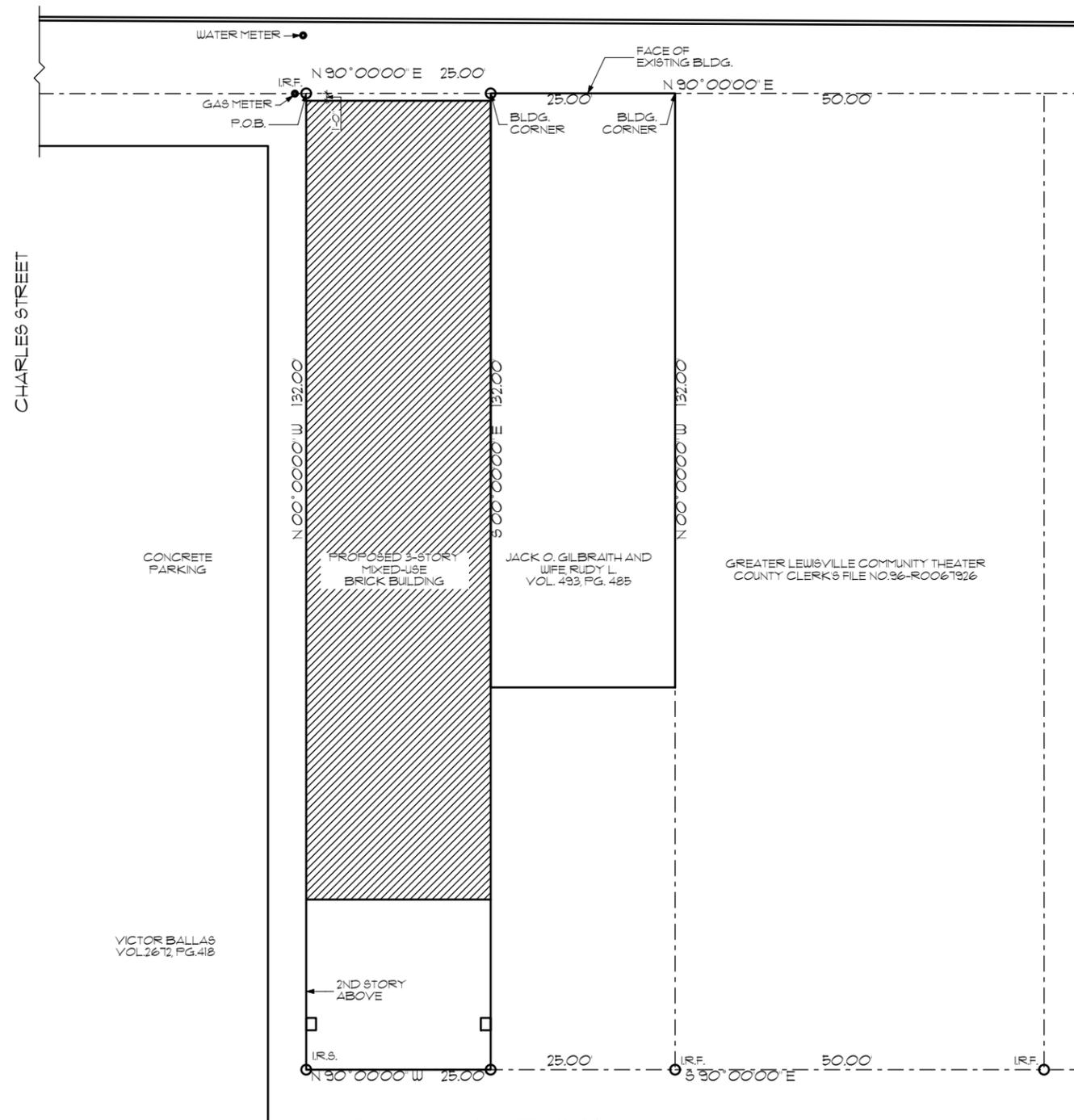
These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error, and/ or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is recommended that the owner or builder obtain complete engineering services for: foundation, HVAC, and structural, prior to construction of any kind. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be strictly obeyed and followed before and during construction.  
THESE CONSTRUCTION DOCUMENTS AND THEIR USE, ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE TRACED, REUSED OR REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC.. ALL RIGHTS RESERVED



**WILLIAM PECK &  
ASSOCIATES INC.**  
**ARCHITECTS**  
Lewisville, Tx (972) 221-1424

DATE : 12/04/2017  
170 WEST MAIN STREET, LEWISVILLE, TX

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error, and/or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is recommended that the owner or builder obtain complete engineering services for: foundation, HVAC, and structural, prior to construction of any kind. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be strictly obeyed and followed before and during construction.  
THESE CONSTRUCTION DOCUMENTS AND THEIR USE, ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE TRACED, REUSED OR REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC.. ALL RIGHTS RESERVED



1. SITE PLAN  
SCALE: 1" = 20'

**WILLIAM PECK &  
ASSOCIATES INC.**

**ARCHITECTS**

Lewisville, Tx

(972) 221-1424

DATE: 12/04/2017

170 WEST MAIN STREET, LEWISVILLE, TX

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error, and/or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is recommended that the owner or builder obtain complete engineering services for: foundation, HVAC, and structural, prior to construction of any kind. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be strictly obeyed and followed before and during construction. THESE CONSTRUCTION DOCUMENTS AND THEIR USE, ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE TRACED, REUSED OR REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC.. ALL RIGHTS RESERVED





- ELEVATION NOTES:
- 1) BRICK
    - ACME BRICK
    - DENVER PLANT / VELOUR TEXTURE / ONYX
  - 2) BRICK SOLDIER
    - PERLA EAST GATE PLANT / VELOUR TEXTURE / GLASIER WHITE
  - 3) CAST STONE CAP & DETAILS
    - COLOR: BEIGE
  - 4) STEEL AWNING
    - COLOR: BLACK
  - 5) WINDOWS
    - COLOR: ALUMINUM
  - 6) DOORS
    - COLOR: ALUMINUM
  - 7) RAILING
    - METAL PAINTED
    - COLOR: BLACK
  - 8) SIDING
    - PAINT
    - COLOR: VALSPAR DEL CORONADO TEQUILA 3008-10C
  - 9) S.S. MTL ROOF OVER STL FRAMED CANOPY
    - ROOF COLOR: STAINLESS STEEL
    - FRAME COLOR: BLACK
  - 10) STEEL COLUMNS
    - COLOR: BLACK
  - 11) CONCRETE COLUMN BASE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES, ON THIS PLOT DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURISDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS

EAST ELEVATION

170 WEST MAIN STREET  
LEWISVILLE, TX 75057

**WILLIAM PECK & ASSOCIATES INC.**  
ARCHITECTS  
Lewisville, TX (972) 221-1424

REVISIONS

ISSUE DATE: 12/04/2011 OTDRC

Scale: REF. PLAN

Drawn:

Job: 170 WMS

Sheet Number:

**A-202**

SHEET 2 OF 4

These plans are intended to provide the basic construction information necessary to construct the project. They are not to be used for construction of any part of the project without the written consent of the architect. The architect is not responsible for construction of any part of the project without the written consent of the architect. The architect is not responsible for construction of any part of the project without the written consent of the architect. THESE CONSTRUCTION DOCUMENTS AND THESE USE ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED.

170 W. Main Street, Lewisville, Tx

1. BRICK

- Acme Brick, Texture: Velour, Color: Onyx

2. BRICK SOLDIER

- Acme Brick, Texture: Velour, Color: Glasier White

3. CAST STONE CAP & DETAILS

- Color: Beige

4. STEEL AWNING

- Color: Black

5. WINDOWS

- Color: Aluminum

6. DOORS

- Color: Aluminum

7. RAILING

- Metal painted
- Color: Black

8. SIDING

- Paint
- Color: Valspar, Del Coronado Tequila, 3008-10C

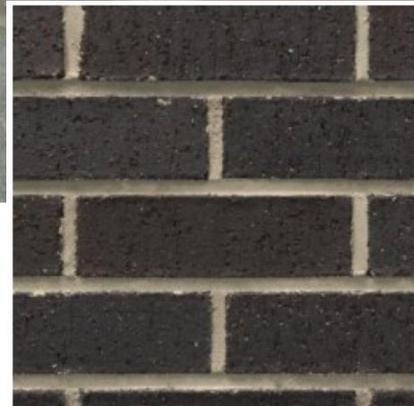
9. STEEL COLUMNS

- Metal painted
- Color: Black

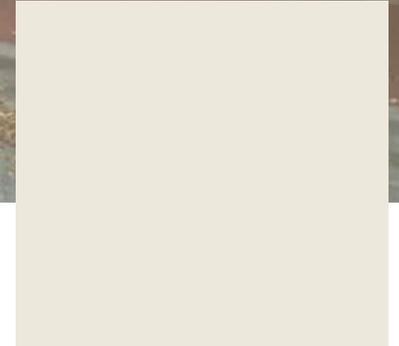
10. CONCRETE COLUMN BASE



Glacier White  
Velour Texture



Onyx  
Velour Texture



Del Coronado Tequila

3008-10C | Valspar  
Available at Lowe's