



151 W. Church Street
Lewisville, TX 75057

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, JUNE 8, 2020

ZOOM MEETING WILL BE HELD LINKS FOR THE MEETING LOCATED BELOW

REGULAR SESSION MEETING – 4:00 P.M.

Due to the closing of all city facilities, the Old Town Design Review Committee meeting scheduled for Monday, June 8th, will only be open to public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/97051462288> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Meeting ID: 970 5146 2288. Listeners must sign-in to the event in order to comment. If you have a technical issue connecting to this meeting, or during the meeting, call 817.715.5871 or e-mail planning@cityoflewisville.com.

Comments will be accepted via e-mail until 3 p.m. prior to the meeting. To submit a comment, please e-mail planning@cityoflewisville.com with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

- 1. Call to Order and Announce That a Quorum is Present.**
- 2. Approve the Minutes From May 11, 2020.**
- 3. Consideration of a Letter of Design Approval for an Exterior Building Design, Located at 135 West Walters Street, as requested by Bill Peck, on behalf of Steve James, SJC Legacy Holdings, LLC, the Property Owner.**
- 4. Consideration of a Letter of Design Approval for an Exterior Building Design, Located at 105 East Main Street, as requested by William Peck, on behalf of Dave Finley of DNBA Inc, the Property Owner.**
- 5. 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
May 11, 2020**

Item 1:

The Old Town Design Review Committee was called to order at 4:00 p.m. with the following members present: Amanda Ferguson (Teleconference), Justin Moeller (Teleconference), Randy Tetzlaff (Teleconference); Jack Tidwell (Teleconference).

Staff present: Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Planner (Teleconference).

Item 2:

The second item on the agenda was the approval of the minutes from the April 13, 2020 meeting. A motion was made by Justin Moeller and seconded by Randy Tetzlaff to approve the minutes as presented. The motion passed unanimously (4-0).

Item 3:

The third item on the agenda was Consideration of a Letter of Design Approval for a Residential Accessory Building, Located at 220 Lynn Street, as Requested by James Spain, the Property Owner.

Staff gave a brief overview of the proposed residential accessory building and recommended approval as presented. James Spain, the property owner, was present and available to answer questions. Discussion was held regarding the colors and materials of the proposed accessory building and if the building should be painted to match the color of the existing home on the property. A motion was made by Justin Moeller and seconded by Jack Tidwell to approve the item with the following condition: 1) the accessory building shall be painted white to match the existing home. The motion passed unanimously (4-0).

There being no other items to discuss, the meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Approved,

Michele Berry, Planning Manager

Amanda Ferguson, Chairperson

STAFF REPORT

TO: Old Town Design Review Committee

FROM: Jonathan Beckham, Planner

MEETING

DATE: June 8, 2020

SUBJECT: **Consideration of a Letter of Design Approval for an Exterior Building Design, Located at 135 West Walters Street, as requested by Bill Peck, on behalf of Steve James, SJC Legacy Holdings, LLC, the Property Owner.**

BACKGROUND

Legacy Music Studio has been in Lewisville's Old Town area since 2017 at 190 West Main Street offering music lessons and music recording. The business is expanding and moving into a new location at 135 West Walters Street, directly behind City Hall. They propose to convert the existing house into a new music studio. The applicant is seeking approval for exterior modifications regarding this conversion, and an addition to the existing building.

ANALYSIS

Existing Structure

The existing structure, as seen from the public right-of-way, will only go through minor updates including the repair of wood siding where necessary and a new coat of paint. The siding will be painted "Summer White" (SW7557), and the door is proposed to be painted "Dignity Blue" (SW 6804). The blue color is not from Sherwin Williams Historic Color pallet, staff does not have an issue with the color as it creates a focal point against the neutral colored building.

Proposed Addition

The applicant proposes a 2,446 square foot addition to the rear of the building. This expansion will add classroom space, restrooms, and a studio for the business. The exterior addition is designed to match the Folk Victorian architectural style of the existing building, with matching horizontal siding along the main portion of the building and fish-scale siding on each gable. The new proposed multi-paned windows also match the style of the existing house.

The applicant is proposing two stucco areas, one on the northern side of the east elevation, and one on the north elevation. These stucco areas will be painted the same color as the siding and are place holders for future murals. The future murals will not be visible from any public Right-of-Way and will not require a Letter of Design Approval.

Please refer to the attached material sheet and building elevations for the specific details and placements. Moving forward this project will require approval Old Town Development Plan, which is Lewisville civil review process.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee approve a letter of design approval for the proposed exterior renovation and addition as presented.



**OLD TOWN DESIGN REVIEW
COMMITTEE
APPLICATION**



LEWISVILLE
Deep Roots. Small Wings. Bright Future.

Owner/s (name): <u>Steve James</u>	
Company Name: <u>SJC Legacy Holdings, LLC</u>	
Mailing Address: <u>907 Summertrail cd Highland Village TX 75077</u>	
Work #:	Cell #: <u>214 562 4301</u>
E-Mail: <u>STEVEAN_JAMES@hotmail.com</u>	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): 	Date: <u>5/28/2020</u>
Printed Name: <u>Steve James</u>	

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

Architect/Engineer (name): <u>Bill Peck</u>	
Company Name: <u>William Peck & Associates Inc</u>	
Mailing Address: <u>105 W Main Street Lewisville TX 75057</u>	
Work #: <u>972 221 1424</u>	Cell #:
E-Mail: <u>BILL@PECKARCHITECTS.COM</u>	
Architect/Engineer Signature 	Date: <u>5-28-20</u>
Printed Name: <u>WILLIAM PECK</u>	

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

May 29, 2020

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 addition to the existing building at 135 W. Walters.

The new single-story addition for Legacy Music is 2,466 sf and will include (7) practice rooms, production/recording space, (2) restrooms, a break room, and an office.

The primary exterior material of the new addition will be horizontal siding to match the existing building. There will be two areas of stucco provided for future murals. Please reference drawings for materials, colors, and design.

Thank you for your consideration.

William Peck, AIA
William Peck & Associates, Inc

135 W WALTERS
LEGACY MUSIC STUDIO

(1) HORIZONTAL SIDING, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7557

(11) COMPOSITION SHINGLE
ROOF
COLOR: CHARCOAL GRAY

(2) FISH SCALE SIDING, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7557

(3) STUCCO, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7557

(4) WOOD TRIM, PAINTED
COLOR: BLACK

(5) WOOD TRIM, PAINTED
COLOR: WHITE, SW7557

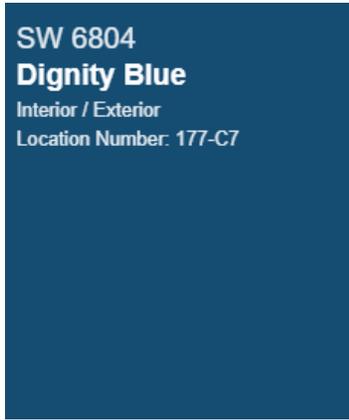
(6) WINDOWS, FIXED OR
DOUBLE HUNG
FRAME COLOR: WHITE

(7) SINGLE ENTRY DOOR, PAINTED
SHERWIN WILLIAMS
COLOR: BLUE, SW6804

(8) EXISTING SINGLE ENTRY DOOR,
PAINTED
SHERWIN WILLIAMS
COLOR: BLUE, SW6804

(9) SIDELIGHTS
FRAME COLOR: WHITE

(10) COLUMNS, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7557



SW 6804
Dignity Blue
Interior / Exterior
Location Number: 177-C7



SW 7557
Summer White
Interior / Exterior
Location Number: 262-C3



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

- 01 HORIZONTAL SIDING, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7557
- 02 FISH SCALE SIDING, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7757
- 03 STUCCO, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7757
- 04 WOOD TRIM, PAINTED
COLOR: BLACK
- 05 WOOD TRIM, PAINTED
COLOR: WHITE, SW7557
- 06 WINDOWS
FIXED OR DOUBLE HUNG
FRAME COLOR: WHITE
- 07 SINGLE ENTRY DOOR, PAINTED
SHERWIN WILLIAMS
COLOR: BLUE, SW6804
- 08 EXISTING SINGLE ENTRY DOOR, PAINTED
SHERWIN WILLIAMS
COLOR: BLUE, SW6804
- 09 SIDELIGHTS
FRAME COLOR: WHITE
- 10 COLUMNS, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7557
- 11 COMPOSITION SHINGLE ROOF
COLOR: CHARCOAL GRAY



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

These plans are intended to provide the basic construction information necessary to construct the project. They are not to be used for construction without the supervision of a professional engineer or architect. The Designer, Engineer, Architect, or other professional responsible for the design of the project, shall be held responsible for any omissions, if any, are to be brought to the attention of the Designer prior to any construction. The Designer, Engineer, Architect, or other professional responsible for the design of the project, shall be held responsible for any omissions, if any, are to be brought to the attention of the Designer prior to any construction. The Designer, Engineer, Architect, or other professional responsible for the design of the project, shall be held responsible for any omissions, if any, are to be brought to the attention of the Designer prior to any construction. NOTE: All Federal, State, and Local codes, ordinances, and restrictions take precedence over these plans. The Designer, Engineer, Architect, or other professional responsible for the design of the project, shall be held responsible for any omissions, if any, are to be brought to the attention of the Designer prior to any construction. REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED.

Legacy Music
135 W. Walters
Lewisville, Texas

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

REVISIONS

NO.	DESCRIPTION

ISSUE DATE:

Scale: REF. PLAN

Drawn: JB

Job: 20-112-001

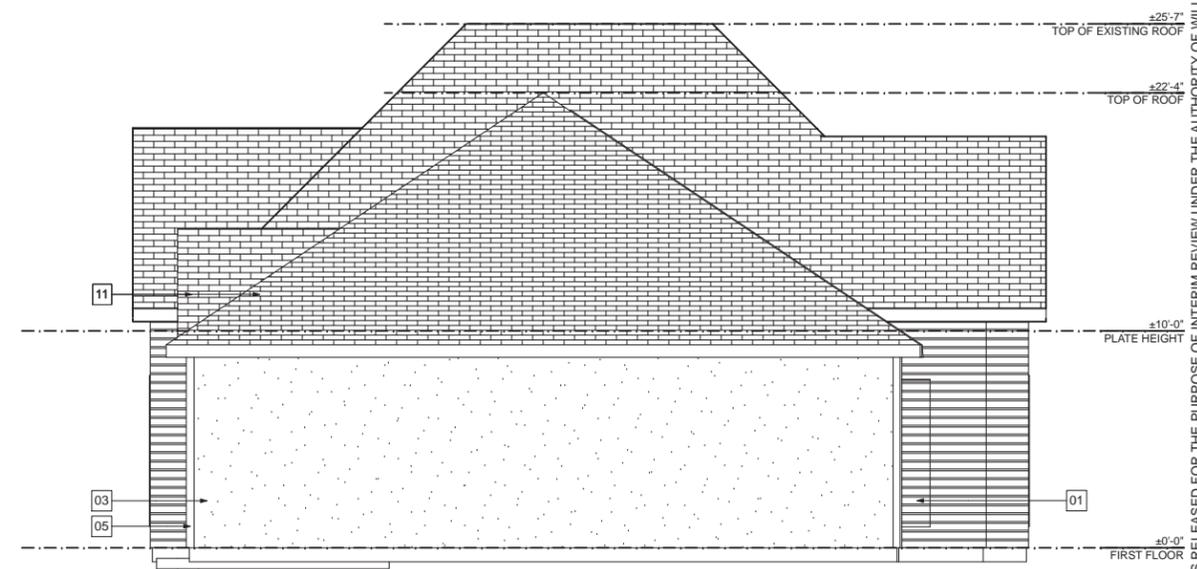
Sheet Number:

A-0.1



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

- 01 HORIZONTAL SIDING, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7557
- 02 FISH SCALE SIDING, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7757
- 03 STUCCO, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7757
- 04 WOOD TRIM, PAINTED
COLOR: BLACK
- 05 WOOD TRIM, PAINTED
COLOR: WHITE, SW7557
- 06 WINDOWS
FIXED OR DOUBLE HUNG
FRAME COLOR: WHITE
- 07 SINGLE ENTRY DOOR, PAINTED
SHERWIN WILLIAMS
COLOR: BLUE, SW6804
- 08 EXISTING SINGLE ENTRY DOOR, PAINTED
SHERWIN WILLIAMS
COLOR: BLUE, SW6804
- 09 SIDELIGHTS
FRAME COLOR: WHITE
- 10 COLUMNS, PAINTED
SHERWIN WILLIAMS
COLOR: WHITE, SW7557
- 11 COMPOSITION SHINGLE ROOF
COLOR: CHARCOAL GRAY



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Legacy Music
135 W. Walters
Lewisville, Texas

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

REVISIONS	
ISSUE DATE:	
Scale: REF. PLAN	
Drawn: JB	
Job: 20-112-001	
Sheet Number:	
A-0.2	
SHEET 3	OF 33



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

Legacy Music
135 W. Walters
Lewisville, Texas

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.
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ARCHITECTS
Lewisville, Tx (972) 221-1424

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STAFF REPORT

TO: Old Town Design Review Committee

FROM: Jonathan Beckham, Planner

MEETING

DATE: June 8, 2020

SUBJECT: **Consideration of a Letter of Design Approval for an Exterior Building Design, Located at 105 East Main Street, as requested by William Peck, on behalf of DNBA Inc, the Property Owner.**

BACKGROUND

The Huffines Motor Co building, located at 105 E. Main Street, has traditionally housed auto related businesses, such as Antonio's Auto Repair and the Mill Street Tire Company. The property owner is interested in converting this building to allow a mixture of non-auto-related uses, such as retail or a restaurant. The proposed conversion includes exterior modifications for which the applicant is requesting a letter of design approval.

ANALYSIS

The following changes are proposed to the existing building façade:

- New coat of paint - The existing building is primarily stucco that is painted a cream color with brown accents. The applicant is proposing to paint the stucco "Quite On The Set" (MQ3-04), a neutral color with a light hue. This color is not from the Sherwin-Williams Historic Color palette. Staff has no objection to the color choice due to its neutral appearance.
- New Windows and Doors - All of the existing windows and doors are being replaced and in some cases altered, especially where bay doors are being closed. The new windows and doors have a black painted steel frame.
- New Awnings - Steel black awnings are proposed above the majority of windows and doors. These proposed awnings comply with the awning requirements found in Article XII of the Old Town Sign Ordinance.
- New Brick - The eastern portion of the building currently consists of CMU block painted blue and white. The applicant is proposing to replace this block with a brick finish using Acme garnet brick. Please refer to the attached material sheet for the brick specifications and color.

Please refer to the attached material sheet and building elevations for the specific details and placements.

RECOMMENDATION

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



**OLD TOWN DESIGN REVIEW
COMMITTEE
APPLICATION**



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

Owner/s (name): Dave Finley	
Company Name: DNBA, Inc	
Mailing Address: PO Box 827 Argyle, Texas 76226	
Work #:	Cell #: 214 636 5721
E-Mail: dfinley516@gmail.com	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization):	Date: 5/14/2020
Printed Name: Dave Finley	

Applicant/Tenant (name): Dave Finley	
Company Name: DNBA, Inc	
Mailing Address: PO Box 827 Argyle, Texas 76226	
Work #:	Cell #: 214 636 5721
E-Mail: dfinley516@gmail.com	
Applicant/Tenant Signature	Date: 5/14/2020
Printed Name: Dave Finley	

Architect/Engineer (name): William Peck	
Company Name: William Peck & Assoc., Inc.	
Mailing Address: 105 W. Main, Lewisville, Texas 75076	
Work #: 972 221 1424 ext 106	Cell #: 214 707 0304
E-Mail: bill@peckarchitects.com	
Architect/Engineer Signature	Date: 5/14/2020
Printed Name: William Peck, AIA	

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

May 13, 2020

City of Lewisville
105 E. Main St.

To Whom It May Concern:

Please let this letter serve as a narrative for consideration for the new mixed-use building at 105 E. Main St.

We will be updating the building by painting existing stucco and replacing existing windows/ doors with new as shown in the drawings. The existing stucco will be repaired as needed. We also replacing existing block wall on the east side with new wall with brick finish. The new awnings will be added as shown on the exterior elevations.

Please reference drawings for all material, colors and design.

Thank you for your consideration.

William Peck, AIA
William Peck & Associates, Inc

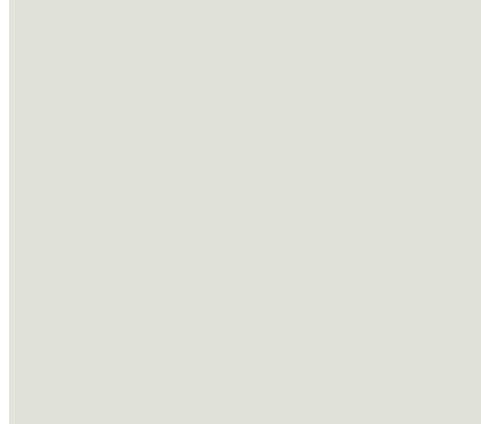
105 E. MAIN STREET, LEWISVILLE, Tx

1.) EXISTING STUCCO

- TO BE PAINTED

- COLOR: BEHR, MQ3-4, QUIET ON THE SET

Quiet On The Set MQ3-04



2.) NEW STEEL FRAME STOREFRONT WINDOWS

- COLOR: BLACK

3.) NEW STEEL AWNING

- COLOR: BLACK



4.) NEW STEEL FRAME STOREFRONT DOORS

- COLOR: BLACK

5) NEW BRICK

- ACME BRICK
- TULSA PLANT
- TEXTURE: VELOUR
- BLAND NAME: GARNET / TUP002
- SIZE: MODULAR



GARNET

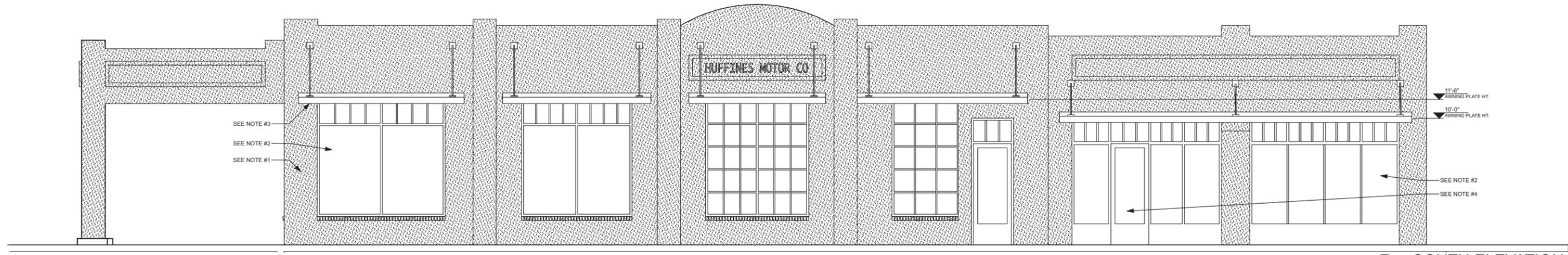
Velour Texture

Tulsa Plant

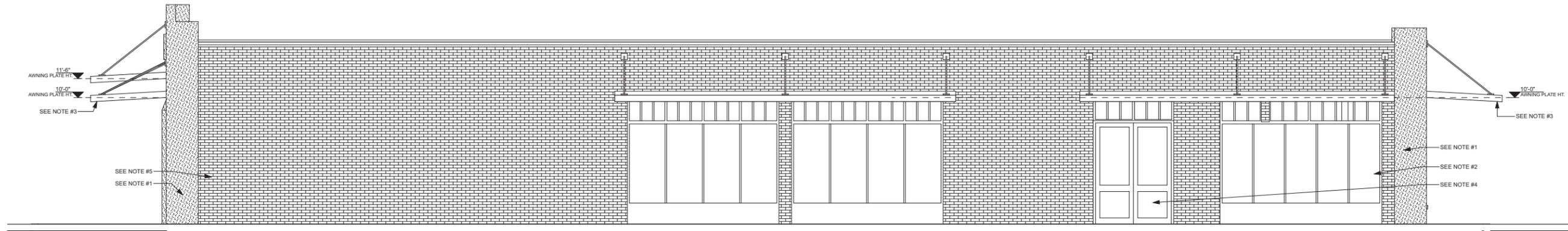
Blend: TUP002, item #102437

6) NEW STEEL FRAME PIVOT FRONT DOOR

- COLOR: BLACK



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:**
- 1.) EXISTING STUCCO
- TO BE PAINTED
- COLOR : BEHR, MQ3-4, QUIET ON THE SET
 - 2.) NEW STEEL FRAME STOREFRONT WINDOWS
- COLOR : BLACK
 - 3.) NEW STEEL AWNING
- COLOR : BLACK
 - 4.) NEW STEEL FRAME STOREFRONT DOORS
- COLOR : BLACK
 - 5.) NEW BRICK
- ACME BRICK
- TULSA PLANT / VELOUR TEXTURE / GARNET / TUP002
 - 6.) NEW STEEL FRAME PIVOT FRONT DOOR
- COLOR : BLACK

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SPARROW COLLECTIVE

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

REVISIONS
ISSUE DATE:
05-15-2020 OTDRC
Scale: REF. PLAN
Drawn: MW
Job: 20-113-01
Sheet Number:
A-201

These plans are intended to provide the basic construction information necessary to be 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. The Designer shall not be responsible for any errors or omissions in the construction of the project. The Designer shall not be responsible for any 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 these plans. The Designer shall be held harmless for any and all claims, damages, and/or costs, including reasonable attorney's fees, incurred by the owner or any other party, arising out of or from the use of these plans. THESE CONSTRUCTION DOCUMENTS AND THEIR USE ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. ANY REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS IN ANY WAY BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED.

105 E. MAIN STREET,
LEWISVILLE, TX 75057



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

SPARROW COLLECTIVE

DATE : 05-15-2020

105 E. MAIN STREET,
LEWISVILLE, TX 75057

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