

Exhibit B
**LETTER OF DESIGN
APPROVAL**



TO: William Peck
105 W Main Street
Lewisville, TX 75057

FROM: Grace Martin-Young, Planner I

DATE: February 14, 2024

SUBJECT: Letter of Design Approval for Modifications to the Exterior of a Commercial Building; Located at 165 West Main Street; as Requested by William Peck, the Architect, on Behalf of the Property Owner, RO Properties. (24-02-3-LDA)

DATE APPROVED: February 12, 2024

TYPE OF IMPROVEMENT AND BACKGROUND: The applicant is requesting approval to replace an existing mural with stucco, add an awning and overhead garage door to the rear elevation of the building, and a window on the west rear elevation.

The block wall will be covered in stucco and detailing will be provided with to accentuate the top of the building. The stucco will be Wickham Gray from the Benjamin Moore Historical Colors Collection. The windows, garage door and awning will be black aluminum. The awning will have a 10-foot clearance over the existing outdoor seating. The restaurant owner will need to apply for a separate letter of design approval for signage. The exterior modifications were approved (4-0) by the Old Town Design Review Committee on February 12, 2024.

CONDITIONS OF APPROVAL: Approved as presented (4-0).

A handwritten signature in black ink, appearing to read "Grace Martin-Young".

Grace Martin-Young
Planner I
Planning Department
City of Lewisville

Attachment: Staff memo and exhibits from OTDRC

Exhibit B

TO: Old Town Design Review Committee

FROM: Grace Martin-Young, Planner I

MEETING

DATE: February 12, 2024

SUBJECT: Consideration of a Letter of Design Approval for Modifications to the Exterior of a Commercial Building; Located at 165 West Main Street; as Requested by William Peck, the Architect, on Behalf of RO Properties, the Property Owner. (24-02-3-LDA)

BACKGROUND

The site is currently vacant and a new restaurant user plans to remodel the rear of the building to enhance the restaurant use. There is an existing mural on the rear of the building that would be retired with the renovations.

ANALYSIS

The applicant is proposing a layer of stucco over the existing block wall, new windows on west rear elevation and a new overhead glass garage door on the north rear elevation. Detailing will be provided with the stucco to accentuate the top of the building. An awning with a 10-foot clearance will be provided over the garage door and existing door on the north elevation, over the existing outdoor seating. The stucco will be Wickham Gray from the Benjamin Moore Historical Colors collection. The windows, garage door and awnings will be black aluminum. The intent of these improvements is to add functionality to the restaurant and activate the outdoor seating area facing Wayne Ferguson Plaza.

The existing mural “Texas Petals Twist” painted by “Glo” Gloria Montella would be retired. The mural was painted in 2019 after being approved by the Old Town Design Review Committee and was funded by the City of Lewisville Artist Microgrant program through the Community Relations and Tourism Department (CRT). CRT desires to coordinate with the artist, architect and tenant on an appropriate commemoration for the retirement of the mural.

The restaurant owner will need to apply for a separate letter of design approval for signage. They do have that information ready at this time but have left space on the wall where signage may be placed in the future.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee approve the exterior modifications as presented.

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

FEBRUARY 2, 2024

City of Lewisville
Old Town Design Review
165 West Main Street
Lewisville, Tx 75057

To Whom It May Concern:

Please let this letter serve as a narrative for consideration for the exterior improvements of the existing building at 165 West Main Street.

We will be applying layer of stucco to the existing block wall and adding stucco detail to the top of it. Also, the proposed improvements will include adding new window on west side, overhead glass garage door and awning over it on north.

Please reference drawings for all material, colors, and design.

Thank you for your consideration.

William Peck, AIA
William Peck & Associates, Inc



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

RESTAURANT REMODEL

DATE: 2024-02-02

165 WEST MAIN STREET
LEWISVILLE, TX 75057

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 THERE 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



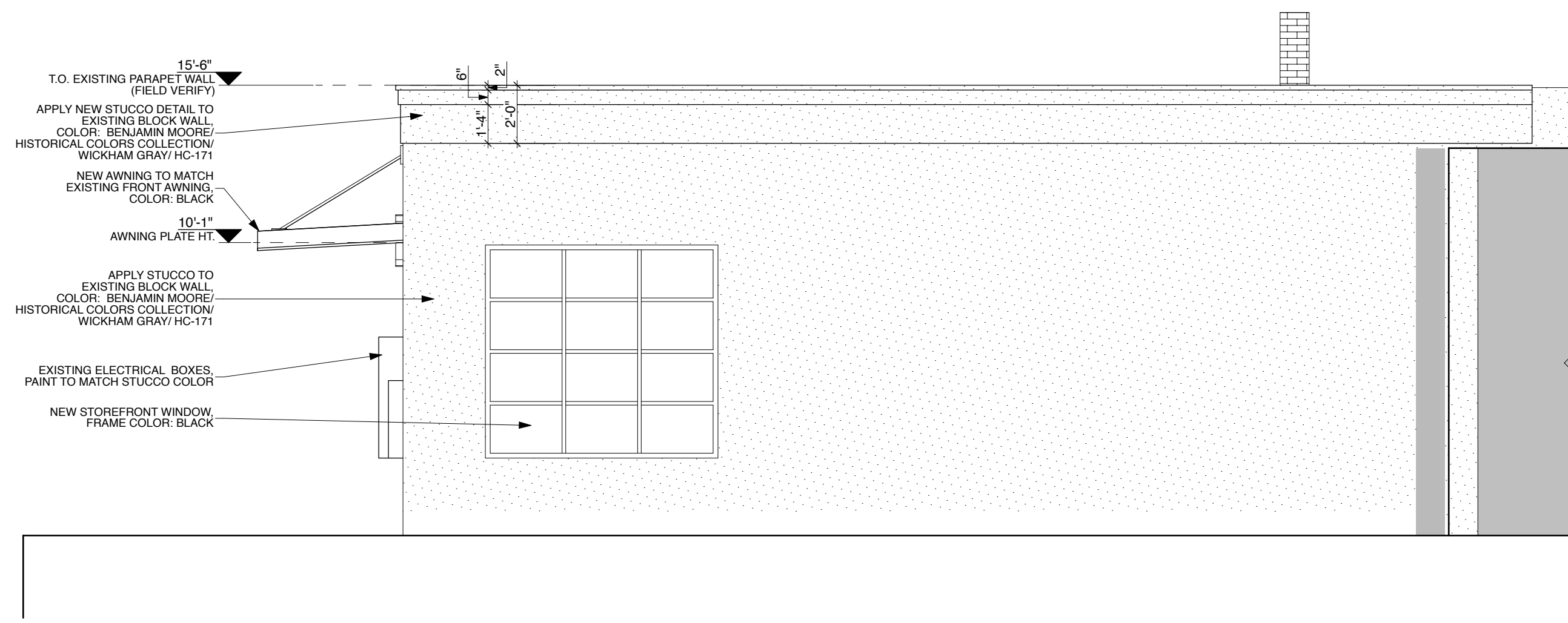
**WILLIAM PECK &
ASSOCIATES INC.**
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Lewisville, Tx (972) 221-1424

RESTAURANT REMODEL

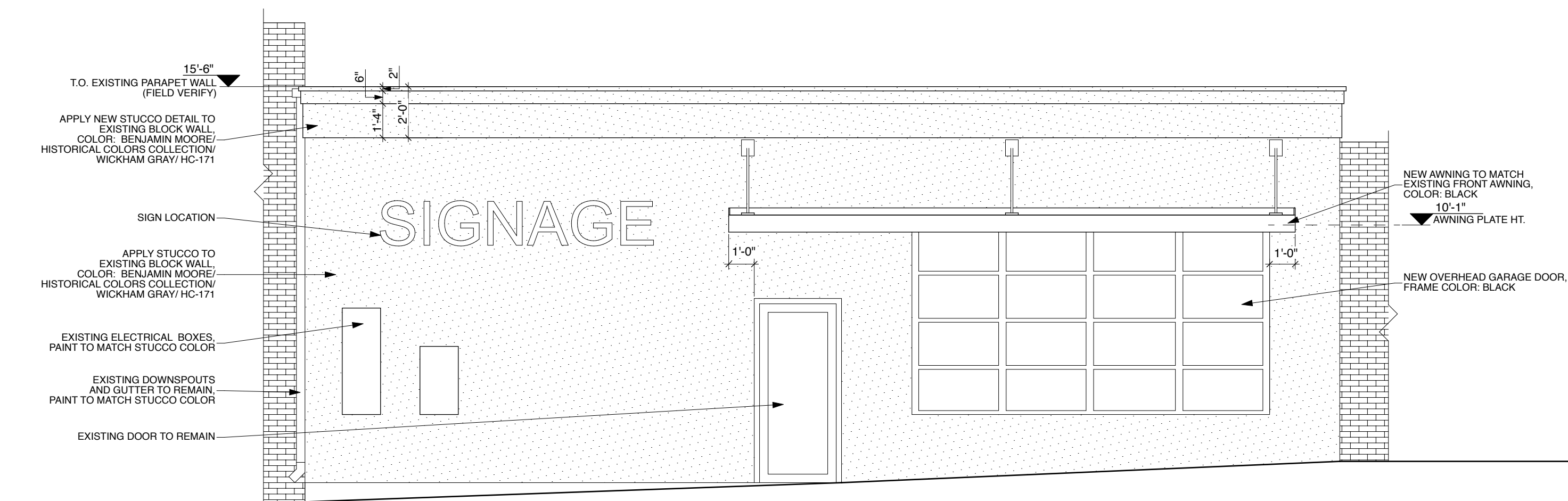
DATE: 2024-02-02

165 WEST MAIN STREET
LEWISVILLE, TX 75057

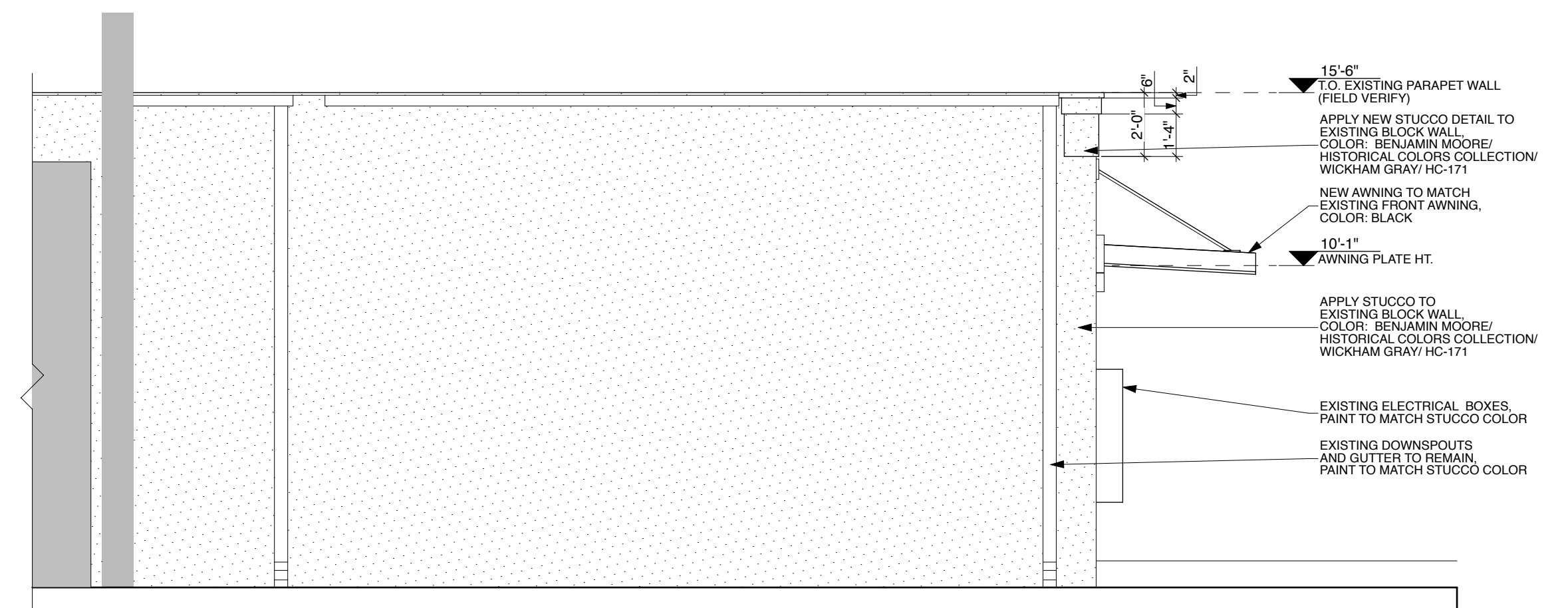
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2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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

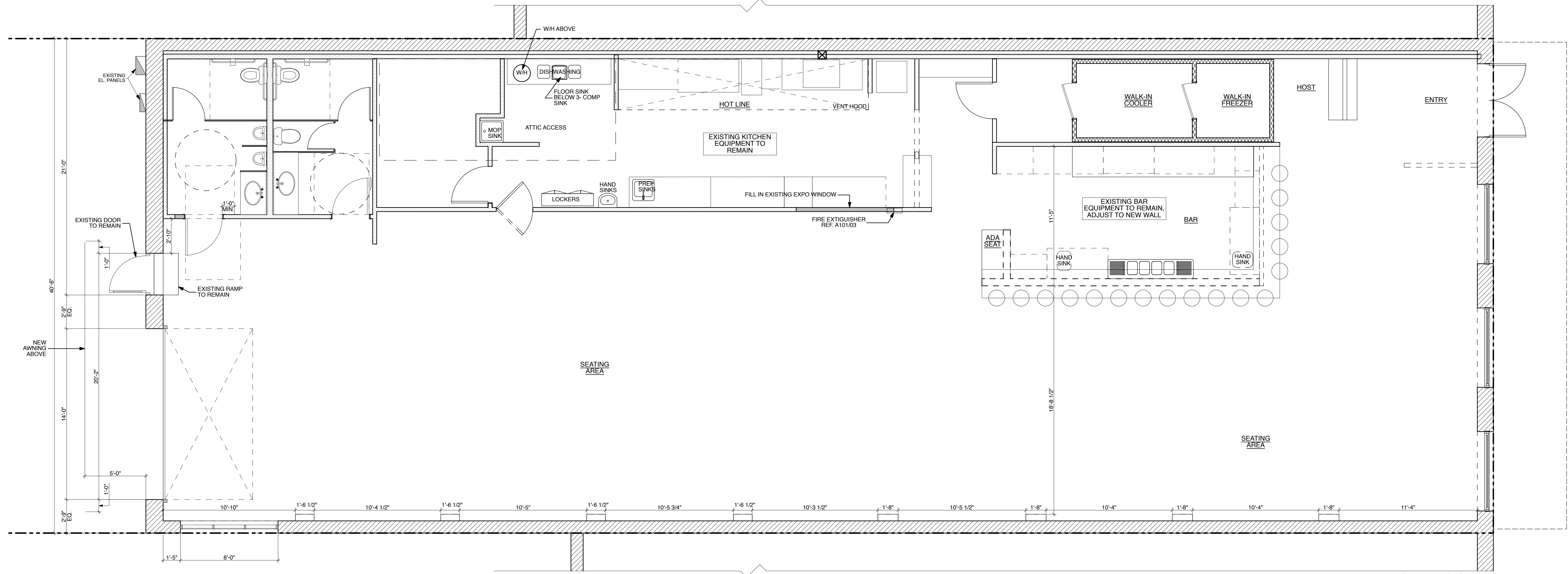
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These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and approved by the appropriate authorities having jurisdiction. The Designer has prepared and/or omitted, if any, are to be brought to the attention of the Designer prior to any construction or purchase being made. It is recommended that the owner or builder obtain of any kind. NOTE: All Federal, state, and local codes, ordinances, and restrictions take precedence over these documents. Plans are subject to change without notice and must be strictly obeyed and followed before and during construction. THESE CONSTRUCTION DOCUMENTS AND THERE USE ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. ANY REPRODUCTION IN ANY WAY BY ANY MEANS, WITHOUT THE EXPRESSED PERMISSION OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED.

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

RESTAURANT REMODEL
165 WEST MAIN STREET
LEWISVILLE, TX 75057

EXTERIOR ELEVATIONS	
ISSUE DATE:	2024-02-02 FOR OTDR
Scale:	REF. PLAN
Drawn:	MW
Job:	24-050-004
Sheet Number:	A-201



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and substantiated by the contractor. The contractor shall be responsible for any and all construction or purchases being made. It is recommended that the owner or builder obtain approval of any kind (NOTE: All Federal, state, and local codes, ordinances, and restrictions take effect on the date of this permit) and must be strictly observed and followed before and during construction. THESE CONSTRUCTION DOCUMENTS AND THERE USE ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND WILL BE LOANED TO YOU FOR THE PROJECT AND NOT REPRODUCED IN ANY WAY BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED.

RESTAURANT REMODEL

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

REVISIONS

1ST FLOOR PLAN
ISSUE DATE:
2024-02-02 FOR OTDRC
Scale: REF. PLAN
Drawn: MW
Job: 24-050-004
Sheet Number:

A-102

165 WEST MAIN STREET
LEWISVILLE, TX 75057

**165 WEST MAIN STREET
LEWISVILLE, TX 75057**

description of stucco and color

- EIFS, Benjamin Moore, Collection: Historical Colors,
Color: Wickham Gray, HC-171

-

awning color/ picture example

- Color: Black



description of window and color

- Aluminum Storefront Window
Color: Black

description of overhead garage door and color

- Aluminum Overhead Glass Door
Color: Black