



Old Town Design Standards Review Committee

9.23.26



Case CSP26-015

PRESENTED TO OLD TOWN DESIGN STANDARDS COMMITTEE 9.23.2026

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

CSP26-015– 114 W Ellison Street

Location:

- 114 W Ellison Street

Applicant:

- Brad Berry with Form Studios
- David Shipman with Shipman Companies (Owners)

Item for approval:

Development Plan/Commercial Site Plan with waivers for a new commercial building.



Property Information

Property Information:

- Zoned CC, Central Commercial District
- Located in the OT, Old Town Overlay District

Summary:

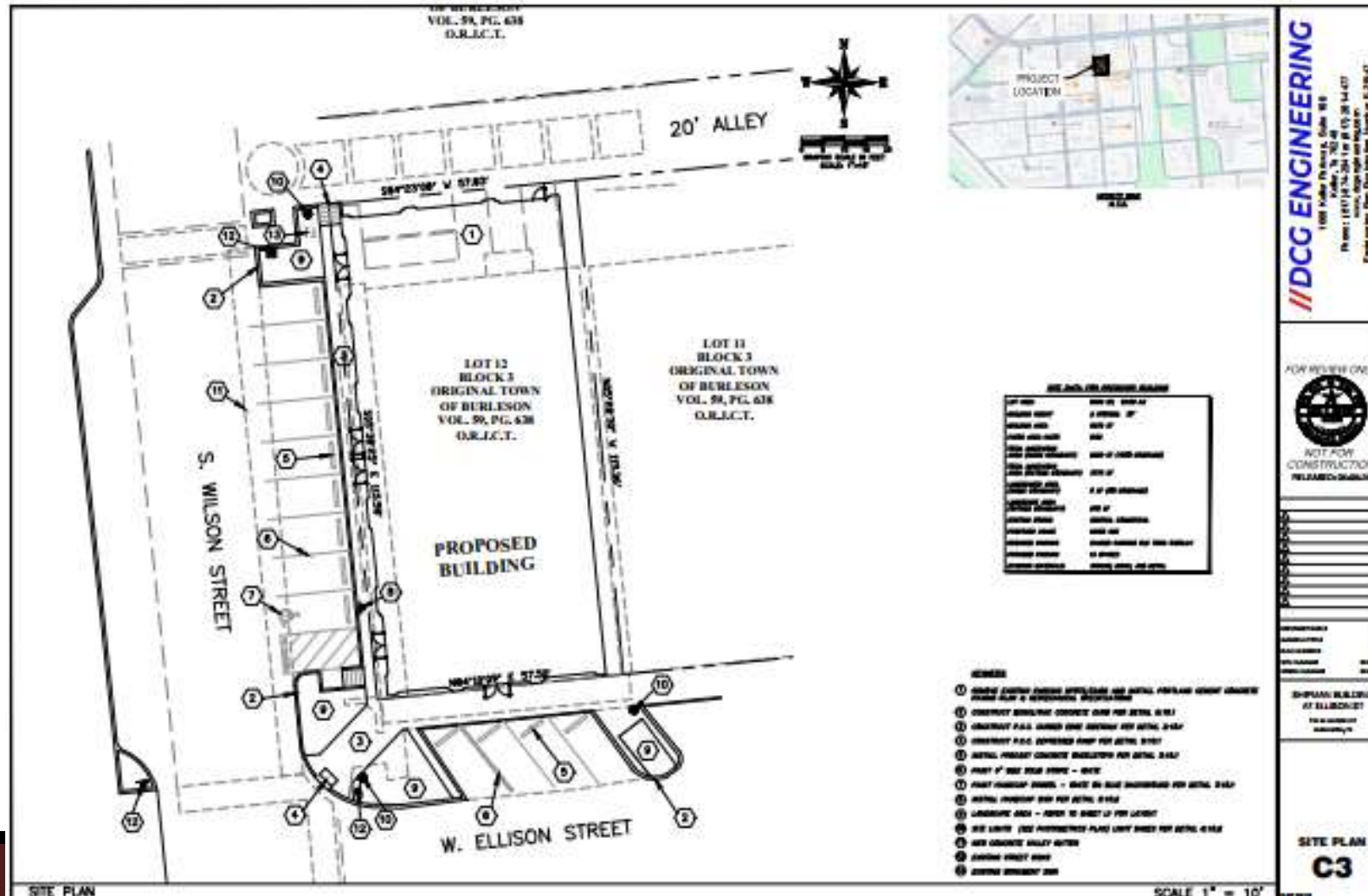
The applicant is proposing a new two-story Commercial Building in the “Neoclassical/Georgian Revival” architectural style with waivers to landscaping and setbacks.



Neoclassical/Georgian Revival Building Characteristics

Old Town Design Standard Building Characteristics	Contains this Characteristic
Two to four stories in height.	Yes
Full-height entrance porch, full-façade portico or porch with round columns with complex capitals	No
Flat roof with parapet and metal or cast stone cornice; or low-pitched hip roof, with roof-line balustrades, dormers in Classical style.	Yes
Rectangular windows (sometimes arched) with double-hung sashes, symmetrical, multipaned.	Yes
Prominent center window on second story often arched or curved.	Yes
Decorative pediments, brackets, cantilevered wall extensions, masonry columns and quoins, botanic garlands, rosettes, trim and brackets.	Yes
Exterior walls of brick, quarried stone and granite, limestone panels.	Yes

114 W Ellison Street Site Plan



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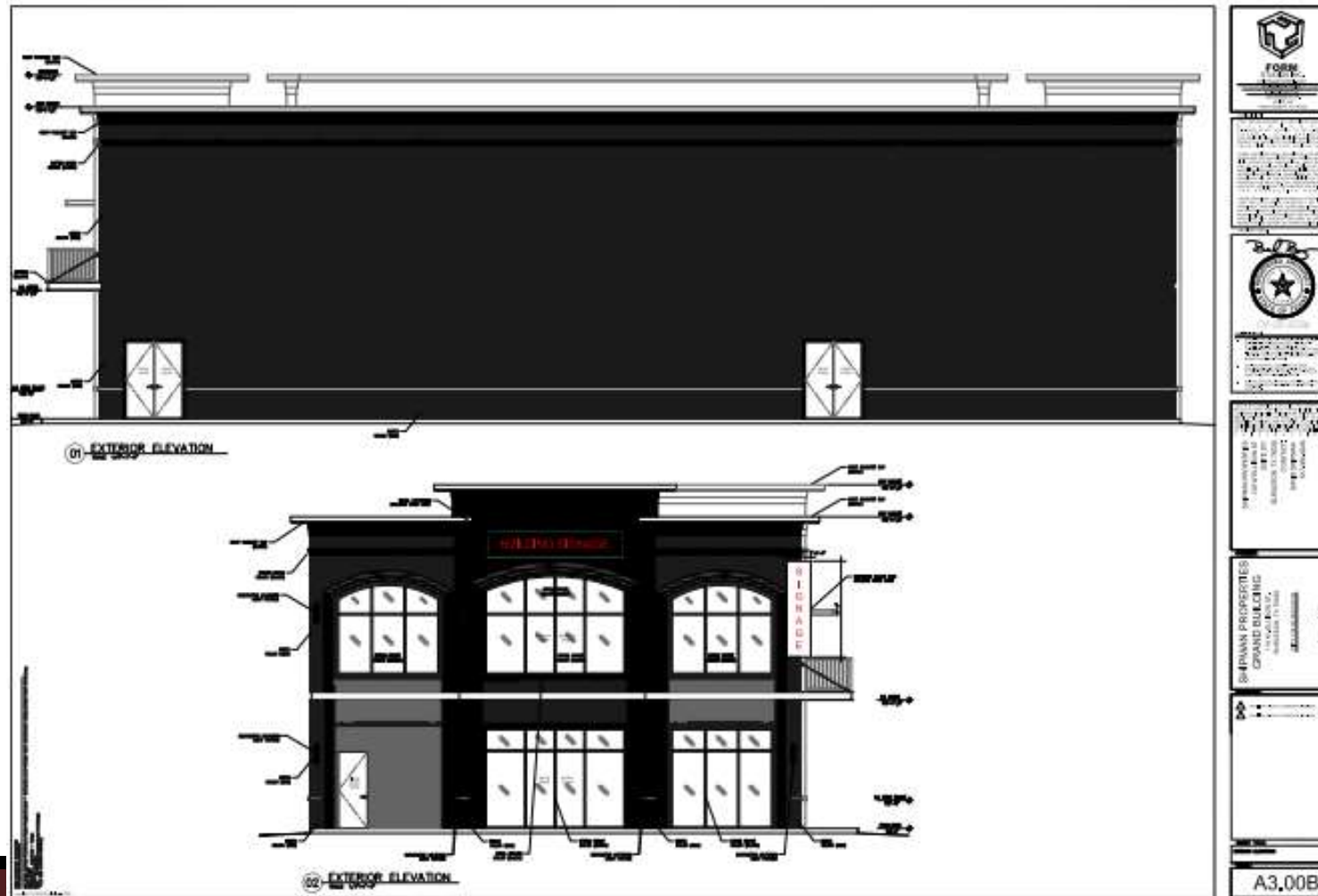
114 W Ellison Street Building Rendering



114 W Ellison Street Building Elevations



114 W Ellison Street Building Elevations



114 W Ellison Street

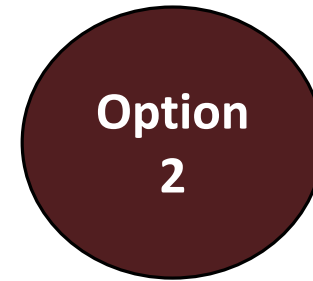
Staff Recommendation:

- Staff recommends approval of a development plan for a commercial building designed in the Neoclassical/Georgian Revival architectural style.





Approve



Deny



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
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