



Historic Review Commission

AGENDA REPORT

Department: Planning
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Item: 1

Subject

Consider and act upon a recommendation to the City Council regarding construction of a new Residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

Owner: Rick and Helen Pearce

Applicant:

The Owner/Applicant is proposing to construct a new residential dwelling on a single lot. In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.

The applicant is proposing to construct a 1,460 s.f. single story Craftsman style residential dwelling on 0.23 acres (10,019 sf). The single-family dwelling will conform to the design standards of Article 6.3 as well as other city ordinances and guidelines. The residential structure will also include an 84 s.f. covered porch/entry, an 80 s.f. covered patio, and a detached 722 s.f. single-car garage & shop area. The total build area is 2,346 s.f.

The proposed style includes front facing gable roofs with various roof pitches (10:12; 4:12, and 6:12). The primary exterior material shall be Hardie 5" lap siding. A 6 ft. wooden fence will extend from the back of the house, around the property and connect to the back of the garage/outbuilding.

Other aesthetics include:

Windows - Anderson 100 Series - Black

Exterior - Hardie board siding - SW7006 Extra White

Concrete driveway from street to garage

The detached garage also includes a 361 s.f. shop with a restroom. The detached garage is classified as an accessory structure and shall not be used as living quarters, as two dwelling units are not allowed on a single lot within DTH.