

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 26, 2017
NRD-2017-0041
1826 W. 10th Street
Clarksville Historic District

PROPOSAL

Construct a two-story addition to primary house; construct two-story ADU in rear.

PROJECT SPECIFICATIONS

The applicant proposes to construct (1) a two-story addition to the primary house and (2) a two-story ADU in the rear of the property. The primary house is a one-story, rectangular-plan, hip-roofed frame house built ca. 1918; it is a contributing structure to the Clarksville Historic District.

The two-story addition is a new component of an existing remodel project that was previously approved by the Commission. It is proposed to be constructed to the rear (north) of the primary house, with a carport on the ground floor and residential rooms above. The addition is clad in hardiplank board and batten siding and capped with a hipped metal roof. Fenestration includes 2-over-2 and 1-over-1 composite single-hung windows and square composite windows. All windows have hardiplank trim and sills that match the primary house in style and dimensions. Ornamentation includes a simple cornice with hardiplank fascia boards and soffit. The addition has a footprint of 571 square feet.

The proposed ADU is located north of the primary house and addition, facing Newfield Lane. The building sits on a concrete foundation. It is clad in hardiplank clapboard siding and capped with a combination gable roof covered with standing-seam metal. Fenestration includes paired and single 1-over-1 composite windows with hardiplank trim and sills and align generally with the first- and second-floor fenestration of the primary house and addition. A paneled wood door faces west onto a small entry porch. Ornamentation includes simple wood brackets at the front gable end, bargeboards, hardiplank trim at the corners, and a wood column at the entry porch. The ADU has a footprint of 491 square feet.

STANDARDS FOR REVIEW

The Clarksville National Register Historic District has no design guidelines for new construction. General design principles for new construction within historic districts emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios.

COA COMMITTEE RECOMMENDATIONS

The committee recommended the following changes to the original plans:

- Remove the window between the first and second stories of the east elevation
- Add mullions to make all fenestration on the east elevation 2-over-2 windows

The applicant has revised the drawings to reflect the recommendations of the committee.

STAFF RECOMMENDATION

Approve the revised plans. The project meets general design principles for new construction in historic districts.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2017-0041

LOCATION: 1826 W 10TH ST

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