

HISTORIC LANDMARK COMMISSION
FEBRUARY 24, 2020
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2020-0001
1102 CHARLOTTE STREET
CLARKSVILLE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a two-story residence and one-story accessory building.

PROJECT SPECIFICATIONS

The proposed U-plan primary building will be capped with a complex gable and hip roof and clad in board-form concrete at the ground floor, with vertical wood siding above. A one-story portion will front on Charlotte, with a two-story portion set back 31' from the front wall. The building features a first-story clerestory ribbon and floor-to-ceiling windows in the inset portion, all with wood sashes; fixed metal-sash windows at the second story; and fully glazed doors. The building has a footprint of 1,888 square feet, with an open steel trellis extending south just under 19' from the one-story front portion.

The proposed accessory building will be capped with a hip roof and clad in board-form concrete and fully-glazed walls. It has a footprint of 212 square feet.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed project:

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project will not entail the demolition of any historic buildings. The primary building will be set back from the street more than adjacent buildings and is substantially larger than nearby historic buildings, particularly its one-story neighbors on Charlotte Street. However, the second-story portion will be set back more than 30' from the front wall, creating the sense of a one-story building for much of the house. It will be differentiated from historic buildings through a modern design, scale, roof form, building and window proportions, materials, and details. It could be argued that the rectangular, largely unadorned building form relates to the simple square-plan massing of the historic building immediately to the north.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The building could be removed without impairing the historic district's essential form and integrity.




The proposed project somewhat meets the standards.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2020-0001
LOCATION: 1102 Charlotte Street



1" = 100'

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PROPERTY INFORMATION

Photos



1102 Charlotte Street, looking north.



1102 Charlotte Street, looking south.



Across the street, to the east.