

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
DECEMBER 18, 2017
 NRD-2017-0085
 2210 Newfield Lane
 Old West Austin Historic District

PROPOSAL

Demolish a ca. 1973 house and detached garage and construct a 2-story house and 2-story detached garage/studio.

PROJECT SPECIFICATIONS

The house and garage proposed for demolition are non-contributing in the Old West Austin Historic District due to age.

The proposed rectangular-plan 2-story house is designed in a traditional style with Colonial Revival and Greek Revival elements. It is clad in hardiplank lap siding and capped with a gable roof covered with standing-seam metal. Fenestration includes single, paired, and triple single-hung, casement, and fixed clad-wood windows with hardiplank trim; windows on the primary façade feature shutters. The primary (east) façade includes a fully-glazed wood door, full-width covered entry porch with square columns and a shed roof, and gable-end vents. The north elevation includes a brick chimney and a small one-story projection clad in hardiplank board-and-batten siding and capped by a hipped roof. The rear elevation includes a projecting screened porch tucked under the second story. Ornamentation includes bargeboards at the gable ends.

A paved ribbon and solid driveway leads to a rectangular-plan 2-story studio/garage located in the north corner of the lot. The building is clad in hardiplank board-and-batten siding and capped by a gabled roof with front-facing dormer. Fenestration is similar to that proposed for the primary house. A staircase leads to a second-story entrance with a partially-glazed wood door. A paneled wood garage door opens onto the driveway.

STANDARDS FOR REVIEW

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

- *1.1. Promote diversity of architectural styles*
The proposed building is designed in a traditional style.
- *1.2. Maintain consistent mass and scale*
The building is not in keeping with the historic scale of Newfield Lane, which is dominated by one-story houses.
- *1.3 Maintain historic land use patterns*
 - *1.3.1. Maintain street setback lines*
The building appears to maintain street setback lines.
 - *1.3.2 Promote “back-buildings”*
A rear studio/garage is proposed to replace an existing garage on the property.
 - *1.3.3 Promote parking on the side or rear in lieu of front*

The driveway is located along the side of the primary house, with a rear garage.

- *2.2. Minimize driveway width and curb cuts*
The proposed project appears to maintain the current driveway width and curb cut. The existing solid driveway in the front of the property will be replaced with a ribbon driveway.
- *2.3. Promote openness to the street*
 - *2.3.1. Windows*
The building includes many windows facing the street.
 - *2.3.2. Porches*
The building includes a full-width porch on the primary façade.
 - *2.3.3. Transparent fences*
No fence is proposed at the front lot line.
 - *2.3.4. Face garage doors away from the street*
The rear garage includes street-facing doors, but the building is located at the back of the property.
- *2.4. Promote and maintain sidewalks*
No sidewalk currently exists and none is proposed to be added.
- *2.5 Promote localized porch and walkway lighting*
Hanging lanterns are proposed to light the full-width porch.

The proposed building complies with most of the Old West Austin Neighborhood Design Guidelines.

STAFF RECOMMENDATION

Release the permit; request that the applicant consider scaling back the design to be more in keeping with the scale and character of contributing buildings on the street.

LOCATION MAP



1" = 167'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2017-0085
2210 NEWFIELD LANE

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