# 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
  - o *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.
  - o 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.

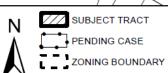
- 2.3. Promote openness to the street
  - 2.3.1. Windows
     The building includes many windows facing the street.
  - 2.3.2. Porches
     The building includes a full-width porch on the primary façade.
  - 2.3.3. Transparent fences
     No fence is proposed at the front lot line.
  - 2.3.4. Face garage 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.





### **NOTIFICATIONS**

CASE#: NRD-2017-0085

2210 NEWFIELD LANE

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1"=167'

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