

2105 Newfield Lane

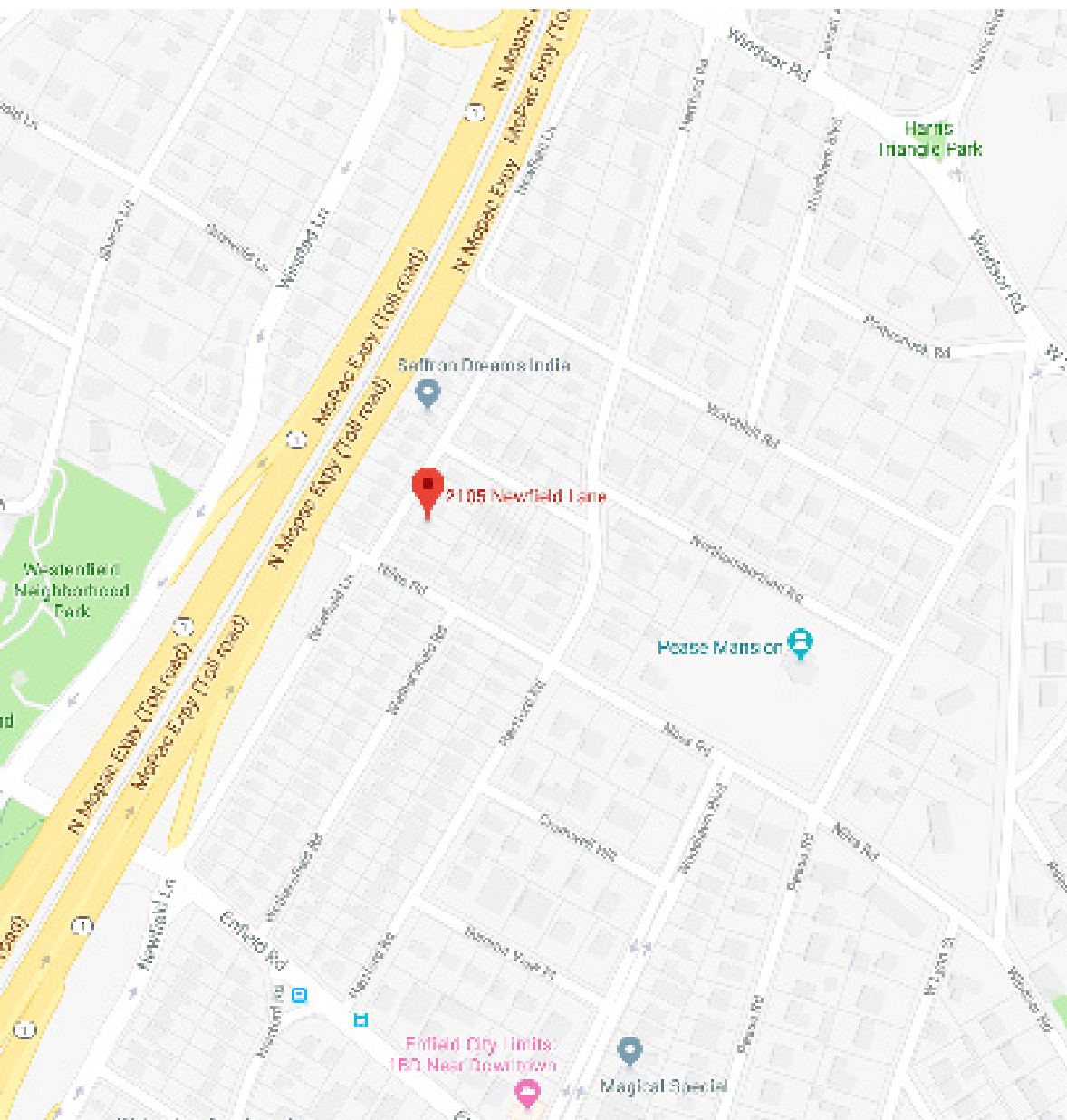
Historic Landmark Commission, April 2019

1. Existing Conditions

- National Historic District
- Electrical Lines
- Protected tree
- Drainage

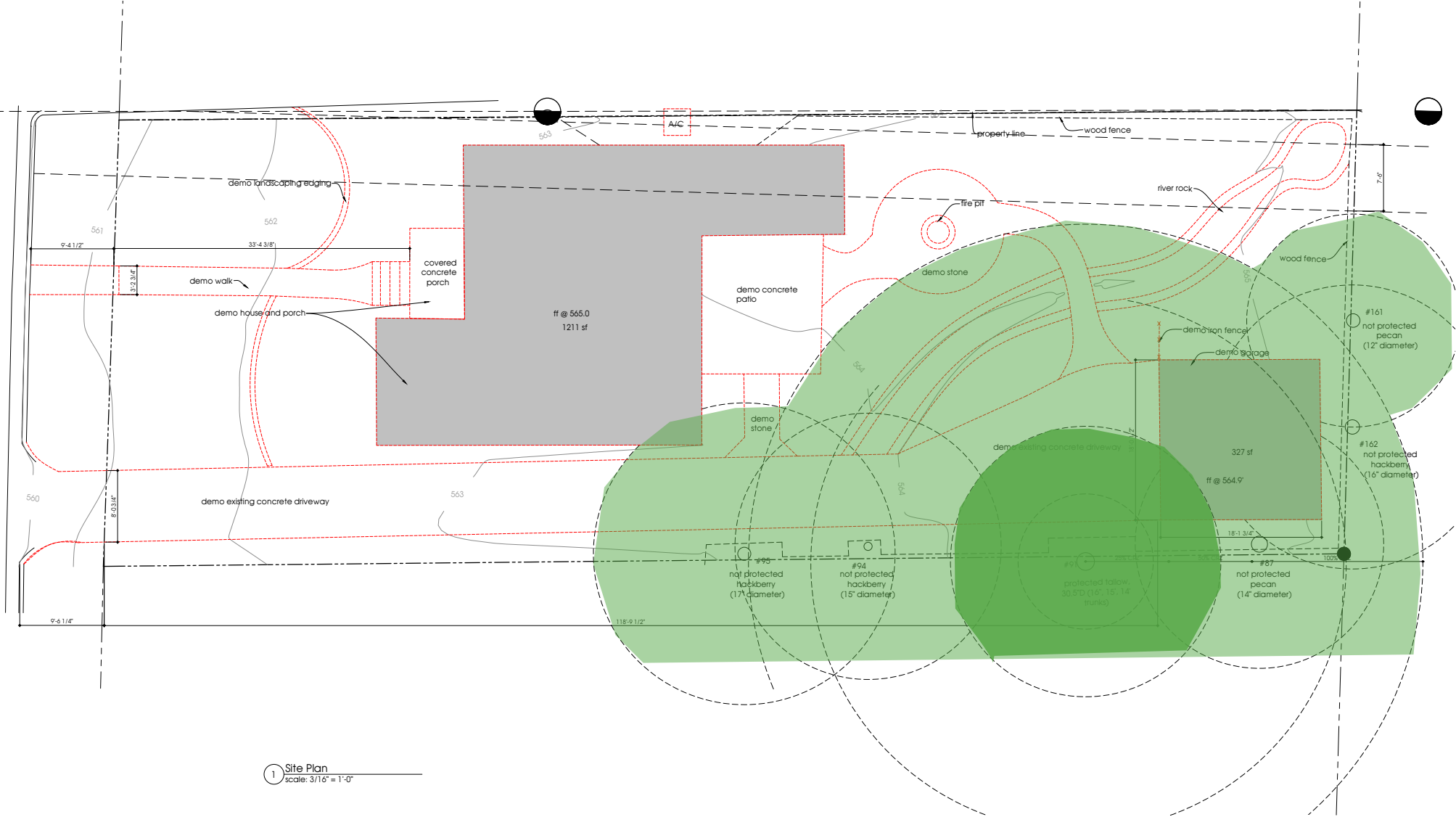
2. Case Studies

3. Proposed Design

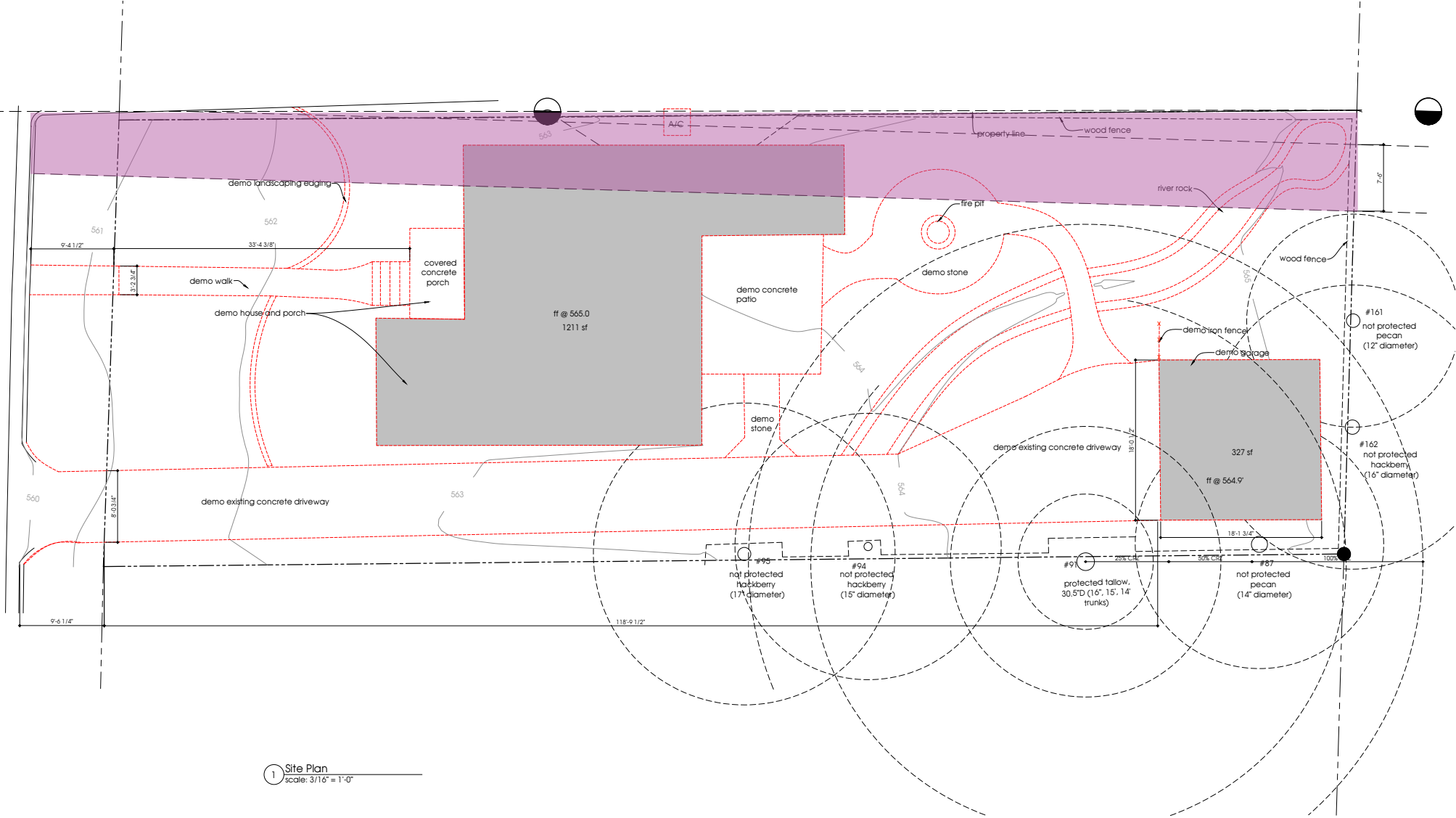


National Register of Historic Districts - Old West Austin District

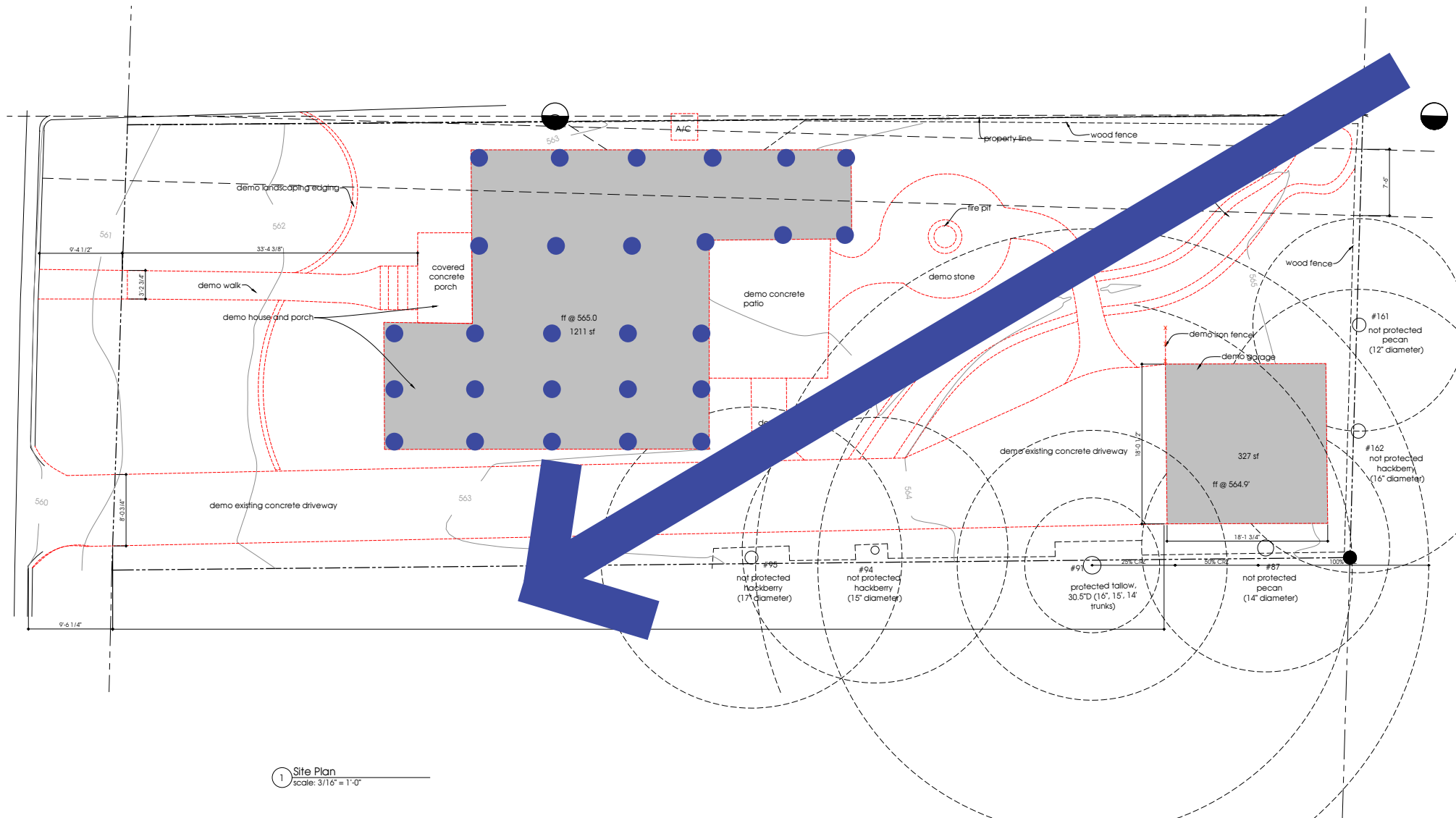
Grove of trees including protected Heritage Tree



Unsightly Power Poles



Drainage and Soil Condition



Run Off



Client Priorities:

- no cars
- large yard
- improved drainage
- improved foundation
- easy access from garage to house
- courtyard style
- Separate office/in-law suite

HLC Priorities:

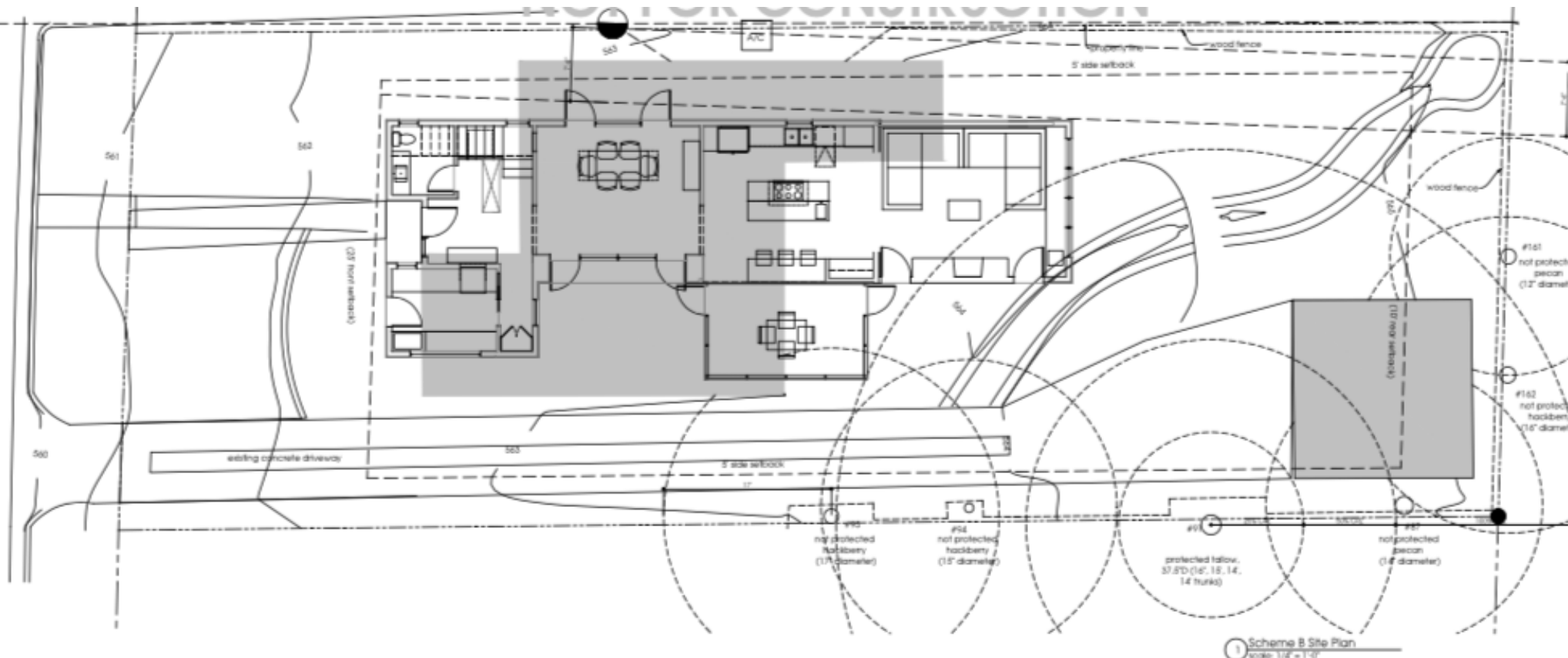
- work with existing house if possible
- no “snout house”
- garage in rear of property
- pedestrian friendly front facade
- move main house to front of lot

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Study 1:

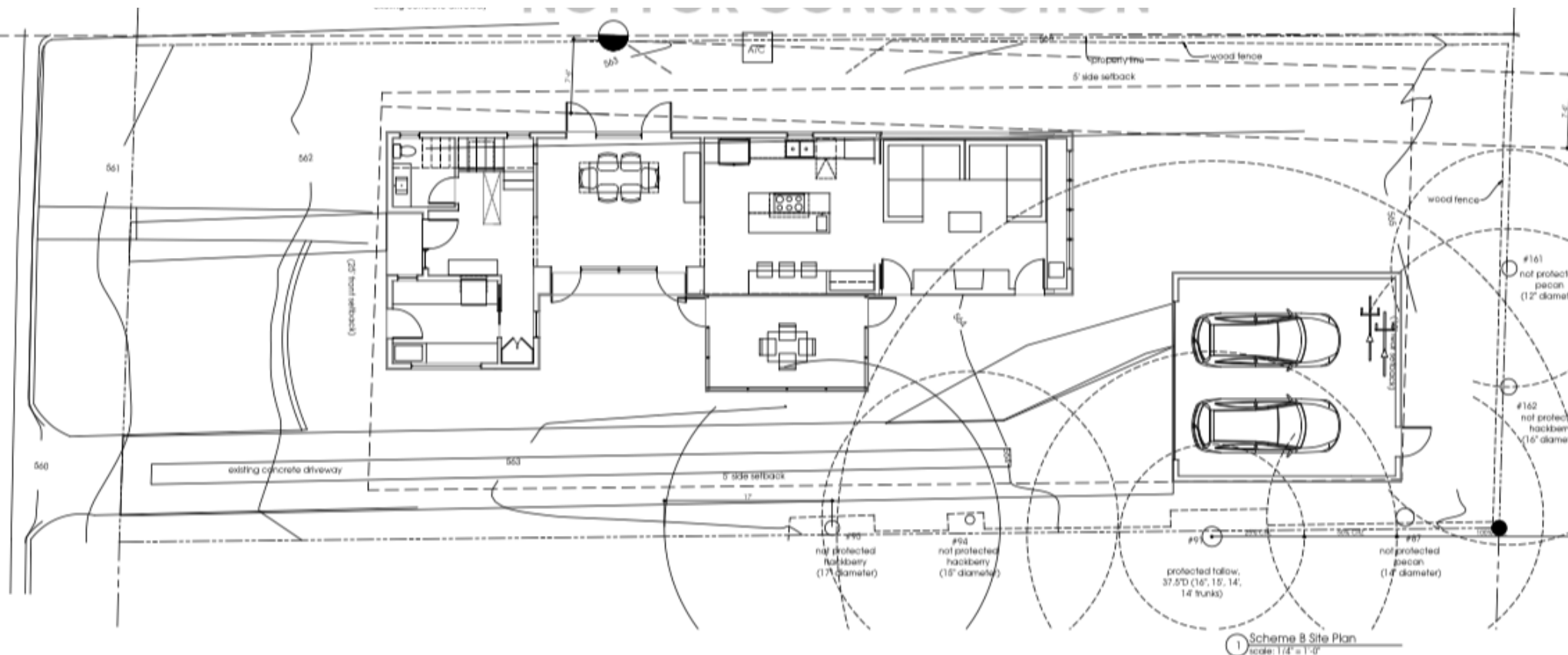
- new home at front build line
 - garage as-is
 - existing driveway in 25% critical root zone
 - garage is non-conforming to the side and rear setback
-
- placement would not allow for in-law suite/office above garage, critical program for client
 - the owner would prefer to NOT use the existing garage (ceilings too low, foundation bad, drainage issues)

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Study 2:

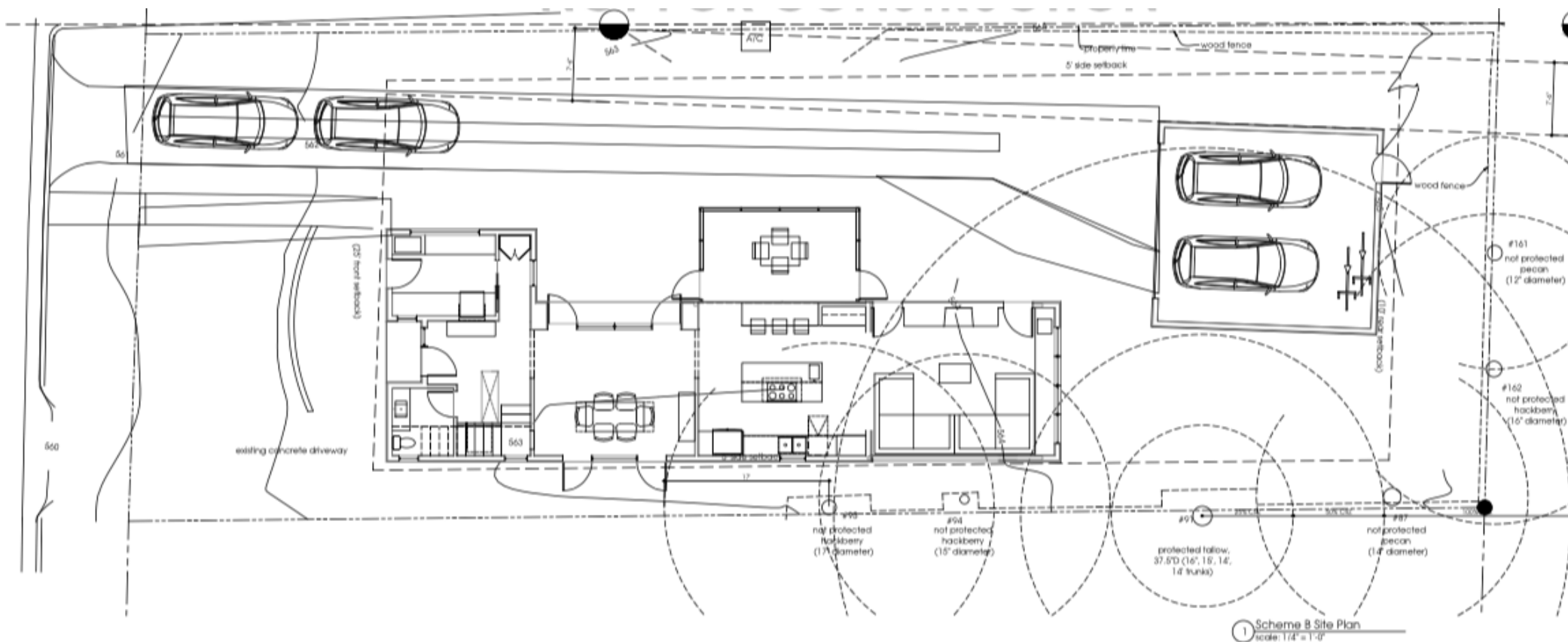
- house to front build line
- garage in rear
- garage in 1/4 CRZ of protected heritage tree
- automobile-oriented, most of the yard is devoted to parking 2 cars
- driveway working against drainage issues

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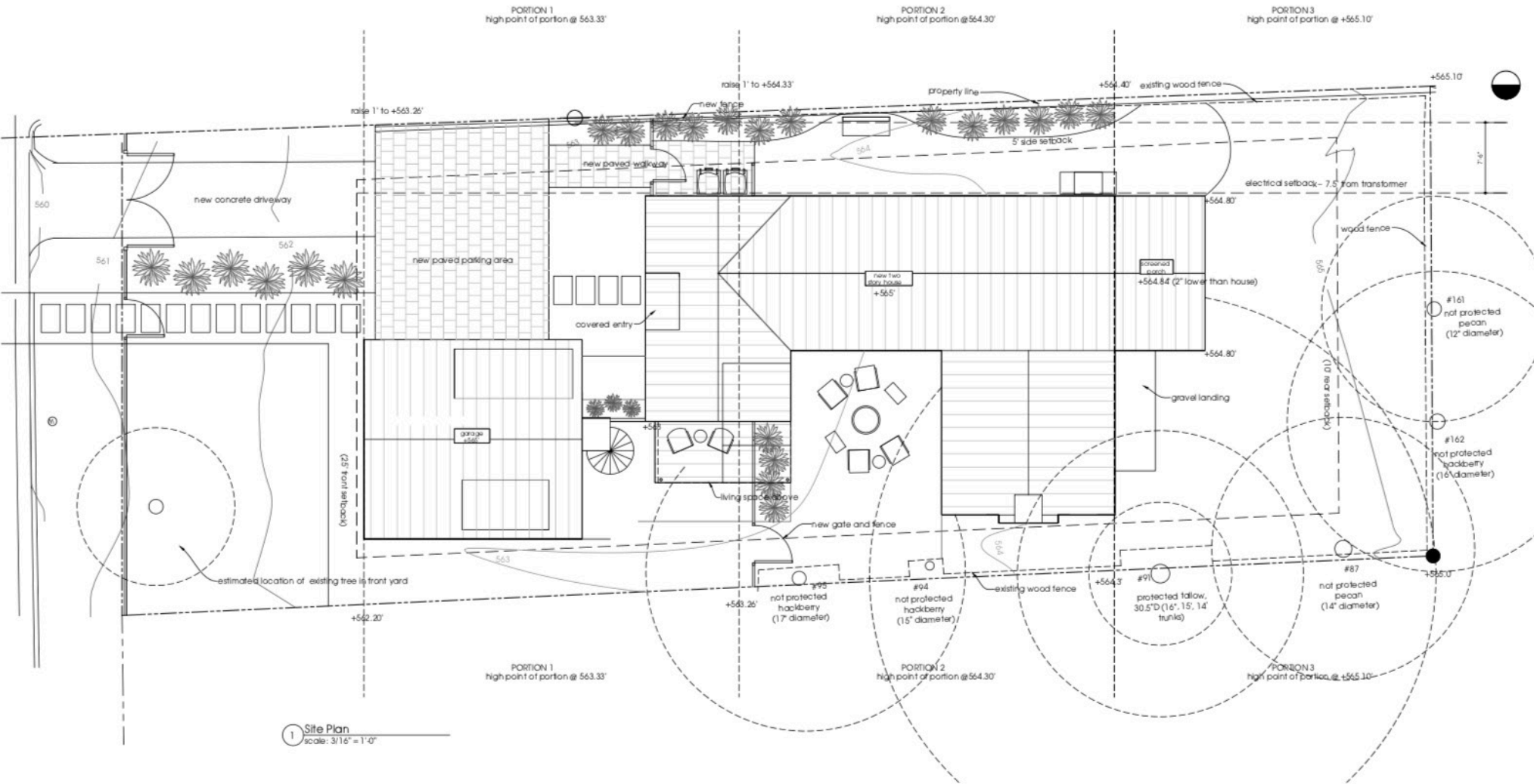
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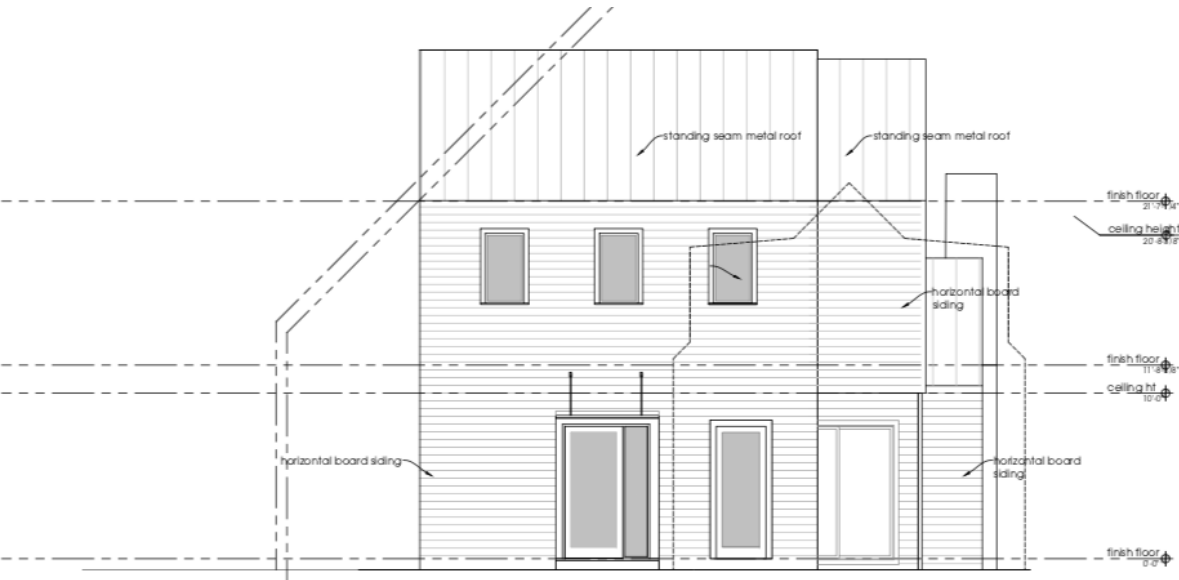
Study 3:

- would likely involve removing or severely negatively impacting the two trees spanning the south property line
- side yard would become a driveway
- house opens/faces power lines, in front of a backdrop of overhead power
- No functional yard space
- car-oriented

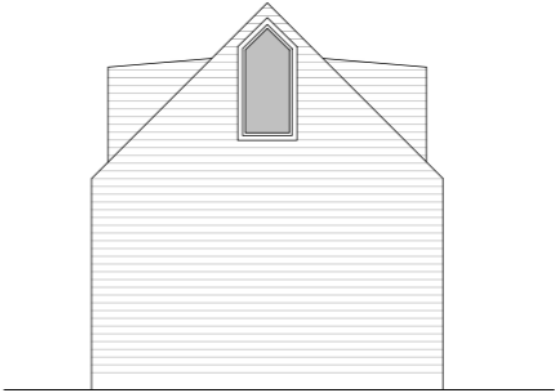
Proposed Site Plan



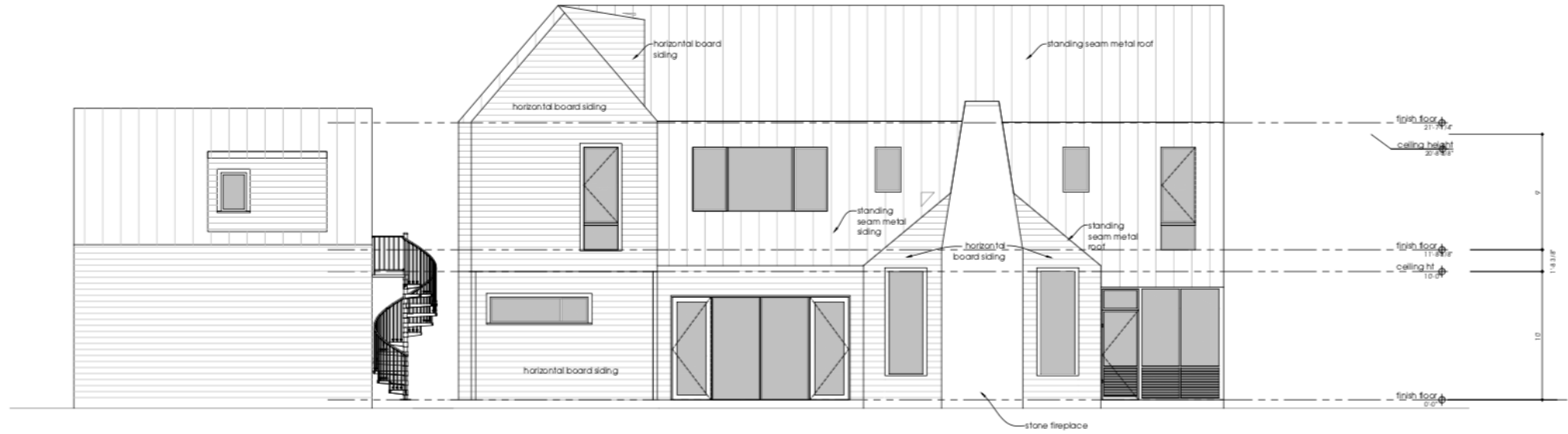
Proposed Elevations



1 front/west house elevation
scale: 1/4" = 1'-0"

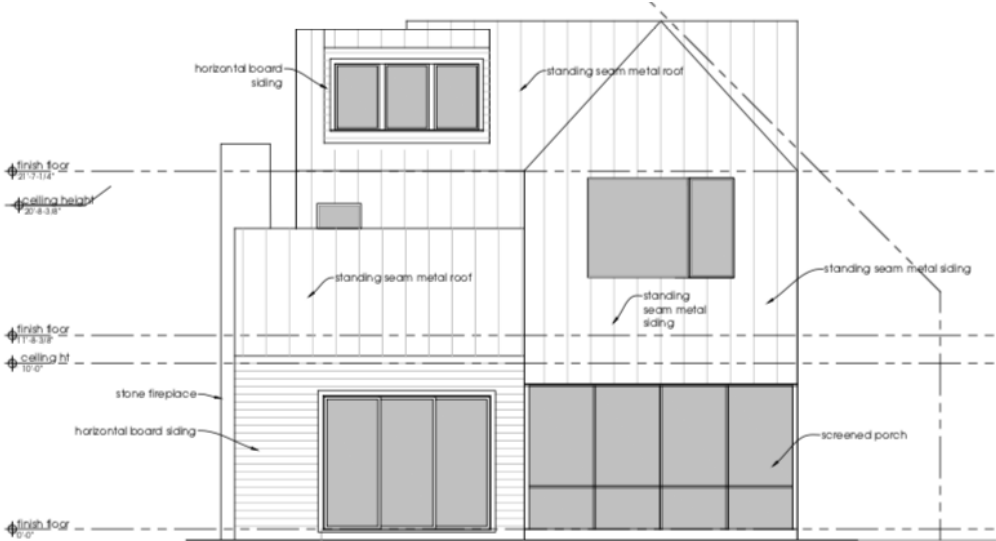


2 front/west garage elevation
scale: 1/4" = 1'-0"



3 courtyard/south elevation
scale: 1/4" = 1'-0"

Proposed Elevations



1 back/east elevation
scale: 1/4" = 1'-0"

