

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0079
2112 NEWFIELD LANE
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Construct a single-family house. The Historic Landmark Commission approved the demolition of the existing house on August 27, 2018.

PROJECT SPECIFICATIONS

The proposed rectangular-plan house is 1½ stories high. It is designed in the Craftsman style, with a side-gabled roof, hardiplank cladding, 2:2 and 2:1 vinyl-sash windows, and a full-width front porch. A front gabled dormer and the gable ends are clad in composition shingles. Ornamentation includes tapered porch columns on brick piers, exposed rafter tails, and brackets and bargeboards at the gable ends. An oversized gable-roofed hood is set back approximately 30' from the front wall and named as a porte-cochere.

The building footprint is 1,536 square feet.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to review projects in National Register historic districts. Applicable standards include:

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 house is designed at a scale and in a style that is compatible with the neighborhood. The surrounding blocks include Tudor Revival houses with strong front-gabled elements, as well as Minimal Traditional houses with hipped roofs and lower massing. Some Minimal Traditional houses have front-facing gables.

The oversized 2:2 windows, door surround, and large hood/porte-cochere of the proposed house subtly differentiate it from a historic Craftsman house.

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 house could be removed without impairing the integrity of the historic neighborhood.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: NRD-2018-0079
2112 NEWFIELD LANE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



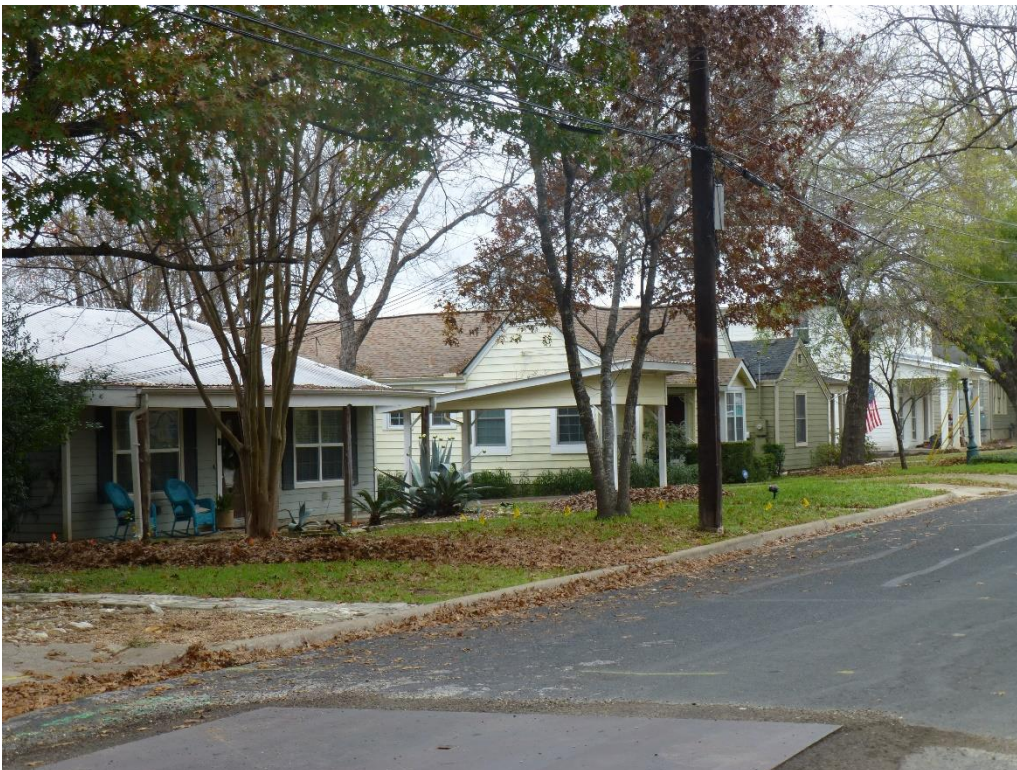
Buildings south of 2112 Newfield Lane.



Building immediately south of the property.



Building immediately north of the property.



Buildings north of the property.



Building across the street from the property.



Building across the street from the property, to the south.



Buildings across the street from the property, to the south.