

**HISTORIC LANDMARK COMMISSION**  
**APRIL 22, 2019**  
**PERMIT IN NATIONAL REGISTER HISTORIC DISTRICT**  
**NRD-2019-0023**  
**2105 NEWFIELD LANE**  
**OLD WEST AUSTIN HISTORIC DISTRICT**

**PROPOSAL**

---

Demolish a ca. 1940 contributing house and replace with new construction.

**ARCHITECTURE**

---

The existing house is a one-story Minimal Traditional-style building clad in horizontal wood siding, with a cross-gabled composition shingle roof and gabled entryway. Its windows are 6:6 with wooden screens. It is set back approximately 25', in line with the other houses on the street. A contributing wood-frame accessory structure is located to the rear of the house.

**PROJECT SPECIFICATIONS**

---

The proposed primary building is two stories, with a standing-seam metal roof of varying heights and pitches. It is clad with horizontal fiber-cement siding at the first floor and vertical standing-seam metal at the second. It has fixed-pane windows of varying dimensions and irregular placement throughout, as well as a screened porch to the rear and stone fireplace at the south elevation. The building is set back 55' from the curb.

The proposed accessory structure is composed of garage space at the first floor and living space above. It has a gabled roof with two shed dormers at the north and south elevations and a spiral staircase leading to the second-floor entrance at the rear. It has horizontal siding and a standing-seam metal roof to match the main building. The accessory building is located in front of the house's primary elevation and set back 25' from the curb.

**RESEARCH**

---

The house at 2105 Newfield Lane was built around 1940 by real estate speculator Nat Franzetti. Its first owners were Lindsay B. and Carlotta Newsum. Lindsay Newsum worked as an engineer for the State Board of Insurance Commissioners, while Carlotta Newsum owned and operated Carlinda Antiques on Georgetown Road. By 1941, they had sold the property to J.D. and Gale Lemmon. Lemmon was in the Army, and sold the house shortly after purchase to Charles and Dorothy Kirstein, who owned the house less than two years. Kirstein, also a veteran, was trained as an expert furrier and worked at Snyder's department store for a number of years, along with his wife.

After the home's few initial owners, it was a rental property with relatively rapid occupant turnover. Many renters were affiliated with the University of Texas, either as students or staff members.

**STANDARDS FOR REVIEW**

---

The property does not appear to meet the standards for designation as a historic landmark according to the criteria specified in the City of Austin Land Development Code § 25-2-352.

- 1) The building is over 50 years old.
- 2) The building appears to retain integrity.

- 3) Properties must meet two historic designation criteria for landmark designation. The property does not appear to demonstrate significance according to any of the criteria.
- a. *Architecture*. The building does not appear to be architecturally significant.
  - b. *Historical association*. While it was originally home to some unique Austin merchants, those occupants were short-term residents. There do not appear to be significant historical associations.
  - c. *Archaeology*. The property has not been evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. *Community value*. The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, city, or state.
  - e. *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

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

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

The proposed new construction will require demolition of a contributing structure. It is differentiated from historic properties in the district by its modern cladding, fenestration, and two-story form. The proposed front-yard placement of the auxiliary garage structure and deep setback of the main house are not compatible with the lot placement of historic-age structures on the streetscape, nor are the proposed architectural features (metal siding, compound roof form, and irregular fenestration) compatible with the historic structures in the district.

- 10) *New additions and adjacent or related new construction shall 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.*

If the proposed building were to be removed, the form and integrity of the historic district would be unimpaired; however, the proposed new construction requires removal of a contributing structure, thus impacting the overall integrity of the district.

#### **COMMITTEE RECOMMENDATION**

---

Consider retention and adaptive reuse of the existing house. For the proposed new construction, move the detached garage to the rear of the main house. Consider adding a porch to create a better transition between the two-story structure and the predominantly one-story streetscape.

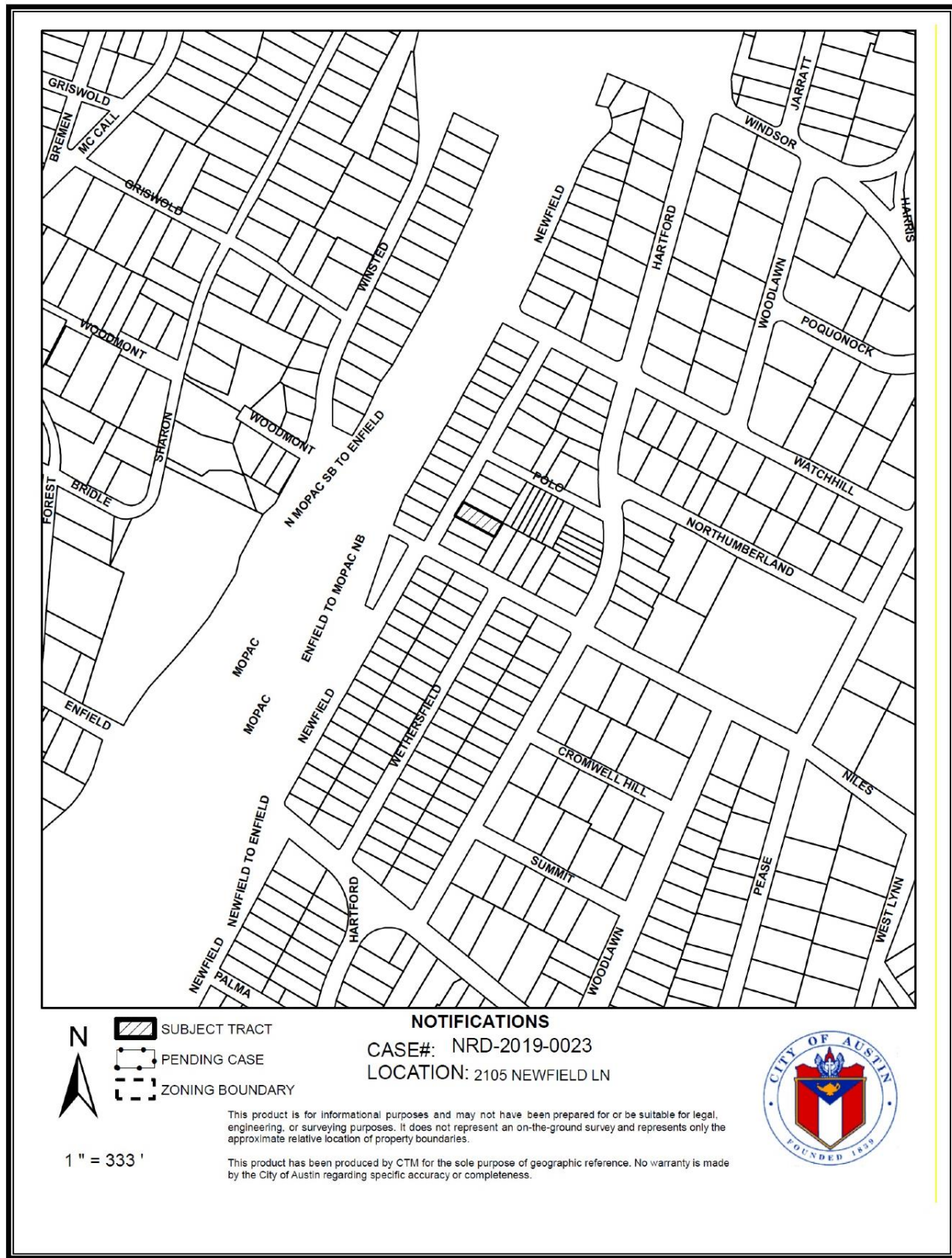
#### **STAFF RECOMMENDATION**

---

Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. Encourage relocation over demolition. If the demolition permit is released, then staff recommends completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

Staff supports all Committee recommendations for the new design and also recommends eliminating the metal siding from the new design, adding regular fenestration patterns and divided-light windows, and simplifying the roof form throughout to avoid visual competition with the smaller-scale Minimal Traditional buildings on the street.

## LOCATION MAP





## PROPERTY INFORMATION

### *Photos*



*Primary (west) façade of 2105 Newfield Lane.*



*Streetscape and adjacent structures, tree cover, and utility pole*

*Occupancy History*

Completed by Historic Preservation Office staff  
April 2019

- 1939    Address not listed in directory
  
- 1941    Lindsay B. and Carlotta Newsum, owners  
          Assistant engineer, State Board of Insurance Commissioners  
          Proprietor, Carlinda Antiques, 5224 Georgetown Rd.
  
- 1944    J. D. and Gale Lemmon, owners  
          U.S. Army
  
- 1947    Charles and Dorothy L. Kirstein, owners  
          Furrier, Snyder's Smart Shop  
          Saleswoman, Snyder's  
  
          Harry and Janice Dunlap, renters  
          Office manager, KTBC
  
- 1949    Arthur W. and Jane Wilson, owners  
          Department manager, Hutchins Brothers
  
- 1952    Shirley and Gertrude Gardner, renters  
          Accountant  
  
          Mrs. Hildegaard S. Gardner, renter  
          Assistant actuary, Western Reserve Life Insurance
  
- 1955    Edward S. and Hildegaard Gardner, renters  
          Auditor  
          Department head, Western Republic Life Insurance
  
- 1959    Edward S. and Hildegaard Gardner, renters  
          Accountant  
          Assistant actuary Western Republic & Plymouth Life Insurance, 702 Colorado
  
- 1962    Hillared Norman, renter  
          Clerk
  
- 1965    Edward S. Gardner, renter  
          student
  
- 1968    H.P. Ethleved and Anastasia Hammerloch, renters  
          Animal tester approval  
  
          H.P. III and Emma Y. Ethleved, renters  
          Animal tester  
  
          Gremillion T. Ethleved, renter  
          Animal sampler

Terry L. Weldon, renter  
Student

1973 Susan Martin, renter  
Technologist, County Health Department  
*Note: The directory listing indicates that Susan Martin is a new resident.*

1977 Randall A. Puckett, renter  
Student

1981 John Dennison, renter  
No occupation listed  
*Note: The directory listing indicates that John Dennison is a new resident.*

1986 Grover S. Campbell, renter  
Assistant professor, U of T

1992 Helen L. Lettunich, renter  
Programs travel coordinator, U of T  
*Note: The directory listing indicates that Helen L. Lettunich is a new resident.*

### *Background Research*



*Ad for early resident Charles Kirstein's services as a furrier. The Austin-American, 6-23-1946.*

## Building Permits

Nat. Franzetti		2105 Newfield La.	
148	-	-	33
Enfield G			
Frame Res. & Box Garage			
18911 - 2-23-40			
5			

Building permit issued to Nat Franzetti for frame residence and box garage, 2/23/1940.

WATER SERVICE PERMIT		No 17189	
Austin, Texas		Sec 14B	
Received of	Nat. Franzetti	Date	Feb. 26, 1940
Address	2105 Newfield Lane		
Amount	Two And 50/100 - - - - -		\$ 2.50
Plumber	Smoot	Size of Tap	$\frac{1}{8}$ "
Date of Connection	2-28-40		
Size of Tap Made	1/4"		
Size Service Made	1/4"		
Size Main Tapped	6"		
From Front Prop. Line to Curb Cock	8' 6"		
From S. Prop. Line to Curb Cock	21'		
Location of Meter	C. N. M. B.		
Type of Box	1014		
Depth of Main in St.			
Depth of Service Line			
From Curb Cock to Tap on Main			
Checked by Engr. Dept.	3-18-40 LE		

No. Fittings	Size	Job No.	Req. No.
Curb Cock			
Elbow			
St. Elbow			
Bushing			
Reducer			
Pipe			
Lead Comp.			
Nipples			
Union			
Plug			
Tap			
Stop			
Box			
Lid			
Valves			

See 7470

INDRA

Water service permit issued to Nat Franzetti, 2/26/1940.



Connection Charge \$ 2.00 N<sup>o</sup> 165886

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 2-23 1940

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions  
on premises owned by Nat Franzetti  
at 2105 Main St, 2nd floor Street,  
further described as lot 28, block \_\_\_\_\_, outlot \_\_\_\_\_,  
subdivision Enfield 2nd, division \_\_\_\_\_, plat 148,  
which is to be used as a Res

In this place there are to be installed \_\_\_\_\_ fixtures.

I agree to pay the City Sewer Department the regular ordinance  
charge.

1 1/2 DEEP Respectfully, J. A. Thompson  
W. H. Thompson

AT — PL  
Stub Out \_\_\_\_\_

Connected 4-5 19 40 Permit Pd  
3-4-40

Size of Main 4" H.C. inches. 4-3-40

Size of Service 4 inches. 0V

2 Feet Deep at curb

Feet from Property Line Per 10' N

Feet from Curb Line 1' 5" S L L

Inspected by Boothright H ✓

Connection made by Cordington A-1381

13146 sewer in Newfield lane  
at location of Stub. L. H. B.

Sewer connection permit issued to Nat Franzetti, 2/23/1940.