

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

PROPOSAL

Demolish a 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 main 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 placement, as well as a screened porch to the rear and stone fireplace at the south elevation.

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 at the rear. It has horizontal siding and a standing-seam metal roof. The accessory building is located at the primary elevation of the main house; it is set back 25' from the curb, while the main house is set back approximately 55'.

RESEARCH

The house at 2105 Newfield Lane was built in 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, the Newsums 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. 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 as either students or staff members.

STANDARDS FOR REVIEW

Designation Criteria—Historic Landmark

- 1) The buildings are over 50 years old.
- 2) The house appears to retain high integrity. The garage appears to retain a moderate to low degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation.
 - a. **Architecture.** The building does not appear to be architecturally significant.
 - b. **Historical association.** There appear to be no 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 rest of the historic district would be unimpaired.

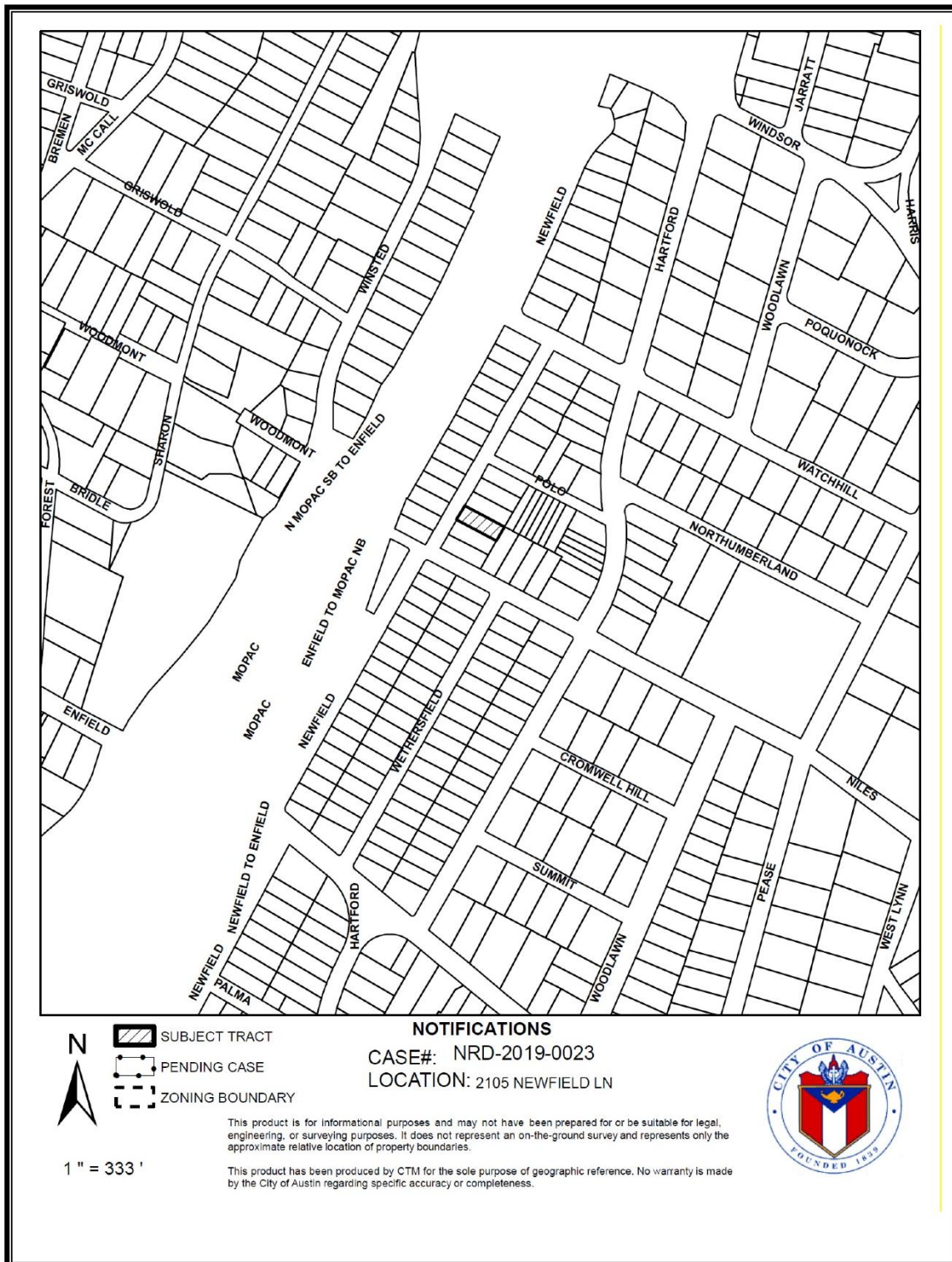
COMMITTEE RECOMMENDATION

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 smooth transition between the two-story structure and the streetscape.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the primary building is contributing to the historic district. If the demolition permit is released, require 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. Comment on and release plans for new construction.

LOCATION MAP



PROPERTY INFORMATION

Photos



Façade



Streetscape and adjacent structures

Occupancy History

City Directory Research, Austin History Center

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
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, 2-23-40

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 1"
Date of Connection	2-28-40	
Size of Tap Made	1"	
Size Service Made	1"	
Size Main Tapped	6"	
From Front Prop. Line to Curb Cock	5' 6"	
From Prop. Line to Curb Cock	21'	
Location of Meter	C. N. M. B.	
Type of Box	20 IN.	
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			
1" Tee			
1" Stop			
Box			
End			
Valves			

Sec 7470 14B

Job No. 40001A
 44328
 BENSON

Water service permit, 2-26-40

Connection Charge \$ 2.229N^o 165886

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 2-231940To 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 W. H. Zarnett
at 2105 Main Street Street,
further described as lot 21, block 1, outlet 1,
subdivision 1st 1st, division 1, plat 148,
which is to be used as a Res

In this place there are to be installed 1 fixtures.I agree to pay the City Sewer Department the regular ordinance
charge.1/2 DEEP

Respectfully,

J. G. Thompson
W. H. Zarnett

AT — PL

Stub Out

Connected 4-5 19 40 Permit PDSize of Main 4" H.C. inches. 3-4-40Size of Service 4 inches. 4-3-402 Feet Deep at curb orFeet from Property Line from 10' HFeet from Curb Line 5' SLLInspected by Boothright ✓Connection made by Conington A-138113146 sewer in Newfield lane
at location of Stub. L. H. B.

Sewer connection permit, 2-23-40