

HISTORIC LANDMARK COMMISSION
 AUGUST 27, 2018
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
 NRD-2018-0050
 2112 NEWFIELD LANE
 OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Demolish a one-story house built ca. 1946.

ARCHITECTURE

One-story, side-gabled, rectangular-plan house with a full-width front porch; clad in stone veneer and wood siding with 6:6 double-hung wood-sash windows.

RESEARCH

The house was constructed around 1946. George and Sarah Holland lived there from the early 1950s until at least 1992. Both the Hollands were longtime Austin residents. George worked as a steel and iron worker; Sarah was involved with Alpha Xi Delta sorority alumnae events.

STANDARDS FOR REVIEW

The property is contributing to the Old West Austin Historic District. It does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been constructed ca. 1946.
- 2) The building appears to retain a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to demonstrate significance according to any of the criteria.
 - a. **Architecture.** The building is built in the Minimal Traditional style. It does not appear to be architecturally significant.
 - b. **Historical association.** Curtis and Sarah Holland lived in the house for at least forty years. However, there do not appear to be significant historical associations.
 - c. **Archaeology.** The property was not 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, Austin, or Texas as a whole.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.




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. If the Commission votes to release the permit, 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.

Due to the building's location in a National Register historic district, the Commission must review and comment on the proposed plans for new construction prior to the release of the demolition permit. No plans have been received to date.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2018-0050

LOCATION: 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



East (primary) façade and north elevation of 2112 Newfield Lane.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
August 2018

1952-92 Curtis G. (George Curtis) and Sarah C. Holland, owners
Curtis Holland is variously listed as a steel worker and iron worker in city directories (1952-55, 1961-68), with no employer named. In 1957 he is listed as a supervisor at McGee Construction Co. In 1971, no occupation was listed for Curtis; by 1977, he had retired. In 1965, G. Curtis Jr. is also listed as living at 2112 Newfield Lane; he was a student.

Background Research

George Curtis (or Curtis George) Holland was born in 1916 in Rogers or Holland, Texas, approximately 75 miles northwest of Austin. He is listed as a new Austin resident in a 1933 newspaper article, living at either 2514 Guadalupe or 405 W. 26th Street. By 1936, he was working for the City of Austin and living at 612 W. 30th Street. In 1941, he purchased the property at 2112 Newfield Lane for \$10 from the Austin Mutual Life Insurance Company, then constructed the house in 1946. He worked as a steel and iron worker and was involved with the Shriners. George Holland died in 2008 in Austin.

Sarah Cornelia Darby Holland was born in 1917 in Austin. She attended Austin High School and UT, joining the Alpha Xi Delta sorority; she remained active with sorority

WATER SERVICE PERMIT

No. B 1919

Austin, Texas

Received of GEORGE C. HOLLAND Date 9-17-46

Address 2112 NEWFIELD LANE

Amount TWO & 50/100 \$ 2.50

Plumber ? Size of Tap 1/2"

Date of Connection	<u>10-3-46</u>
Size of Tap Made	<u>3/4</u>
Size Service Made	<u>1 1/2</u>
Size Main Tapped	<u>8"</u>
From Front Prop. Line to Curb Cock	<u>8' 6"</u>
From S. Prop. Line to Curb Cock	<u>3' 6"</u>
Location of Meter	<u>CURB</u>
Type of Box	<u>10 IN</u>
Depth of Main in St.	<u>14' 0"</u>
Depth of Service Line	<u>12"</u>
From Curb Cock to Tap on Main	<u>18"</u>

Checked by Engr. Dept. M.A. 2 11-14-46

INDEXED

No. Fittings
1

Curb, Cock,
Elbow

St. Elbow

Bushing

Reducer

Pipe
3'

Lead Comp.
1

Nipples

Union

Plug

Tee
1

Stop
1

Box
1

Lid
1

Valves

Job No. 11928-502

Reg. No. BENSON

Receipt No. 6640 Application for Sewer Connection No. 21160
Austin, Texas, 9-17-46
To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.
Sir:—
I hereby make application for sewer connection and instructions on premises owned by
George C. Holland at 2112 Newfield Lane Street,
further described as Lot 8 Block Outlot Division
subdivision Enfield "G" Plat 148 which is to be used as a
In this place there are to be installed 5 fixtures. Plumbing Permit No. 24565
I agree to pay the City of Austin, the regular ordinance charge.
Depth at Prop. Line 3 1/2' 5' at Man Respectfully,
Stub Gut } 1' NO 544
Connected (Location)
Date 2-8-47
By Bernie Hernandez
NOTE: Connection Instruction 6" Sewer main Newfield Lane 5' deep
12.5' E.D. W.I.E.
OKB.
A-108

Sewer connection permit issued to George C. Holland, 9/17/1946.

G. C. Holland	2112 Newfield Lane
148	8
Enfield "G"	
Rock veneer & frame res. & garage	
31884 10-14-46	\$3800.00
W. A. Darby	
8-27-75-151588-frm acc bldg. - 480 sq ft.	
\$500.00	- carport
1-2-76-153988-frm acc bldg. carport-400 sq ft.	
\$500.00	

Building permit for wood-frame house and garage issued to George C. Holland, 10/14/1946. Notes on additional permits issued in 1975 and 1976 are typed at the bottom of the permit; more detailed applications are on following pages.

ADDRESS: <i>2112 Newfield Ln.</i>				PERMIT <i>151588</i>		PLAT <i>148</i>	
LOT: <i>8</i>				BLOCK		SUB. <i>Enfield "D"</i>	
				OUTLOT			
FIRE ZONE <i>3</i>		USE DIST: <i>A-1st</i>		OCCUPANCY: <i>from Acc Bldg.</i>			
<i>cond met 9-2-75 12-30-75</i>	LAYOUT		FRAMING		FINAL		ROOF OVERHANG
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION			FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.		ACC. BLDG.
FR. SETBACK			CEILING JOIST SIZE & O.C.		ROOM VENTILATION		PAVED PARKING
TOTAL & MIN. SIDE YD.			STUD SIZE & O.C.		STAIRS REQ. & NO.		
SIDE STREET YARD			MASONRY WALL		ATTIC FIRE STOPS REQ.		
OWNER: <i>George C. Holland</i>				CONTRACTOR: <i>owner</i>			
<i>20 x 24 = 480 #</i>							
<i>Bldg. line already exist - keep C.P. in line with exist structure</i>							
<i>Per J.C. - 6' clearance between C.P. & Rec. 8-27-75</i>							
<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); margin-right: 10px;"> <i>2112</i> <i>International & Just North R.R.</i> </div> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p><i>5' PUE</i></p> <p><i>15'</i></p> <p><i>5'</i></p> <p><i>5' PUE</i></p> <p><i>135'</i></p> <p><i>50'</i></p> <p><i>Newfield Ln.</i></p> </div> </div>							
INSPECTOR							

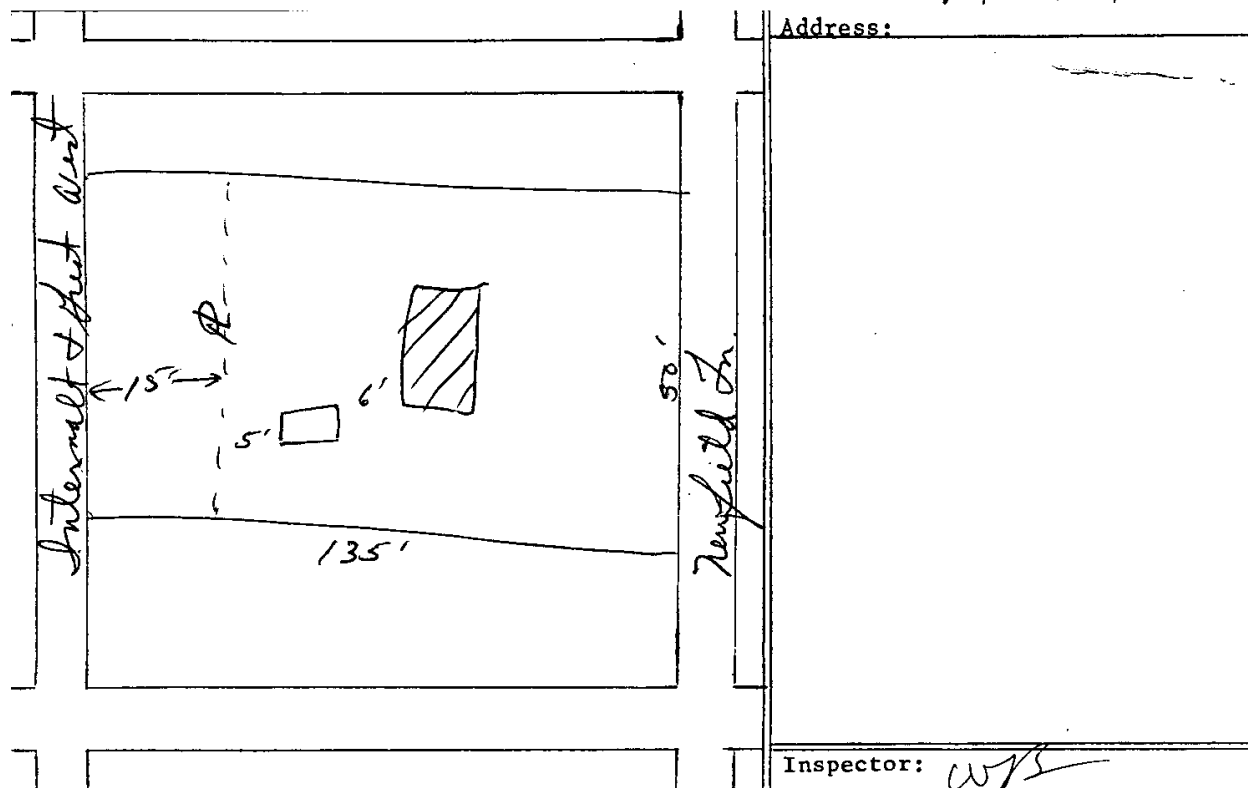
Building permit application for wood-frame accessory building (cancelled) filed by George C. Holland, 8/27/1975.

Address: 2112 Newfield In.		Permit: 153 988		Plat: 148	
Lot: 8		Block		Subdivision:	
		Outlot		Engfield "G"	
Fire Zone: 3		Use Dist. A-1st		Occupancy: <i>Sum. Occ. Bldg.</i>	
<i>1-22-76</i>		Layout		Framing	
<i>4-14-76</i>		Final		Commercial	
Foundation		Floor joist		Bldg. Conn.	
Front setback		size & o.c.		Room Vent.	
Total & Min. side yard		ceiling joist		Stairs	
Side St. Yard		size & o.c.		Rails	
		stud size		Attic Vent.	
		& o.c.		Insulation	
Type Const.		W. Insulation		Hood Vent.	
Spec. Permit #		Sheetrock		Glass	
BOA		Commercial Sheetrock		Deadbolts	
		Occup. Sep.		Fireplaces	
		Thru out			
Owner: George C. Holland		Contractor: owner			

20x20 = 400 # Bldg. line already exists - Keep C.P. in line with exit structure - Per Jan G. 6' clearance between CP & Res.

Renewal Permit #151588

Clerk <i>Pat</i>	Date <i>1-2-76</i>
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Building permit for wood-frame accessory building issued to George C. Holland, 1/2/1976.