

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 3, 2023
HR-2023-035030
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
1505 NEWFIELD LANE

PROPOSAL

Demolish a ca. 1940 house and construct a new residence.

PROJECT SPECIFICATIONS

- 1) Demolish existing house.
- 2) The proposed new building is two stories in height, with an offset one-story limestone porch and entryway. The porch has a balcony above and a clipped-corner flat roof. The central two-story mass of the house is clad in stucco, with a compound hipped and gabled roof. The roof is clad in standing-seam metal and features varying pitches with shallow eaves. A projecting hipped-roof bay ornaments the main elevation. The garage is situated at the side-gabled limestone mass at the rear of the house, and does not appear visible from the street.

ARCHITECTURE

1505 Newfield Lane is a one-story house with compound cross-gabled roofline; a partial-width arched porch covering the entryway, which features an arched front door; horizontal siding, and 6:6 and multilight replacement windows.

RESEARCH

The house at 1505 Newfield Lane was built around 1940. Its first owners, Elmer and Shirley Elsey, lived in the home until the end of the decade. Elmer M. Elsey worked as a salesman at the Curtis Candy Company after his employment at the Adams Extract Company. The Elsseys sold the home in 1959 and moved to Dallas; the home was briefly rented to a Texas State Banking Department supervisor before becoming vacant. From 1952 to around 1955, architect Madison Mills and his wife, Frances, lived in the home. Mills was the son of Huron W. Mills, the proprietor of Cash Lumber Company.¹ During the latter half of the 1950s, the Ardoin family—John, a vacuum salesman, and his wife, Helen, occupied the home. UT professor John E. Molner resided in the home briefly before his death in 1961.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed project is appropriately sited, occupying roughly the same position as the existing house on the front of the lot.

2. Orientation

The proposed building's orientation is appropriate for the streetscape.

3. Scale, massing, and height

Surrounding contributing buildings are one story in height with simple massing; the proposed building is two stories, with more complex massing.

4. Proportions

The proposed building's proportions are somewhat compatible with the district, as the stepped-back second floor minimizes some of its visual impact. However, the steep gables and vertical bay may enhance its verticality in a way that is not compatible with surrounding contributing buildings.

¹ Zoning Change Review Sheet. C14H-2009-0042: 2603 Wooldridge Dr. City of Austin Historic Preservation Office.

5. *Design and style*

The proposed building's design and style are consistent throughout and adequately differentiated from the historic-aged buildings.

6. *Roofs*

The proposed building's shallow eaves at gabled portions of the house reflect the Minimal Traditional styles nearby. While the flat porch roof is not found elsewhere in the district, its concave corner appears to reflect the existing house's arches.

7. *Exterior walls*

Contributing buildings nearby are mostly clad in siding or rubble stone veneer; the limestone accents are not found on contributing buildings in this part of the district.

8. *Windows and doors*

Proposed fenestration is mostly compatible.

9. *Porches*

See 4 and 7.

11. *Attached garages and carports*

The proposed garage is concealed at the rear of the lot at a secondary elevation.

Summary

The project meets most of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

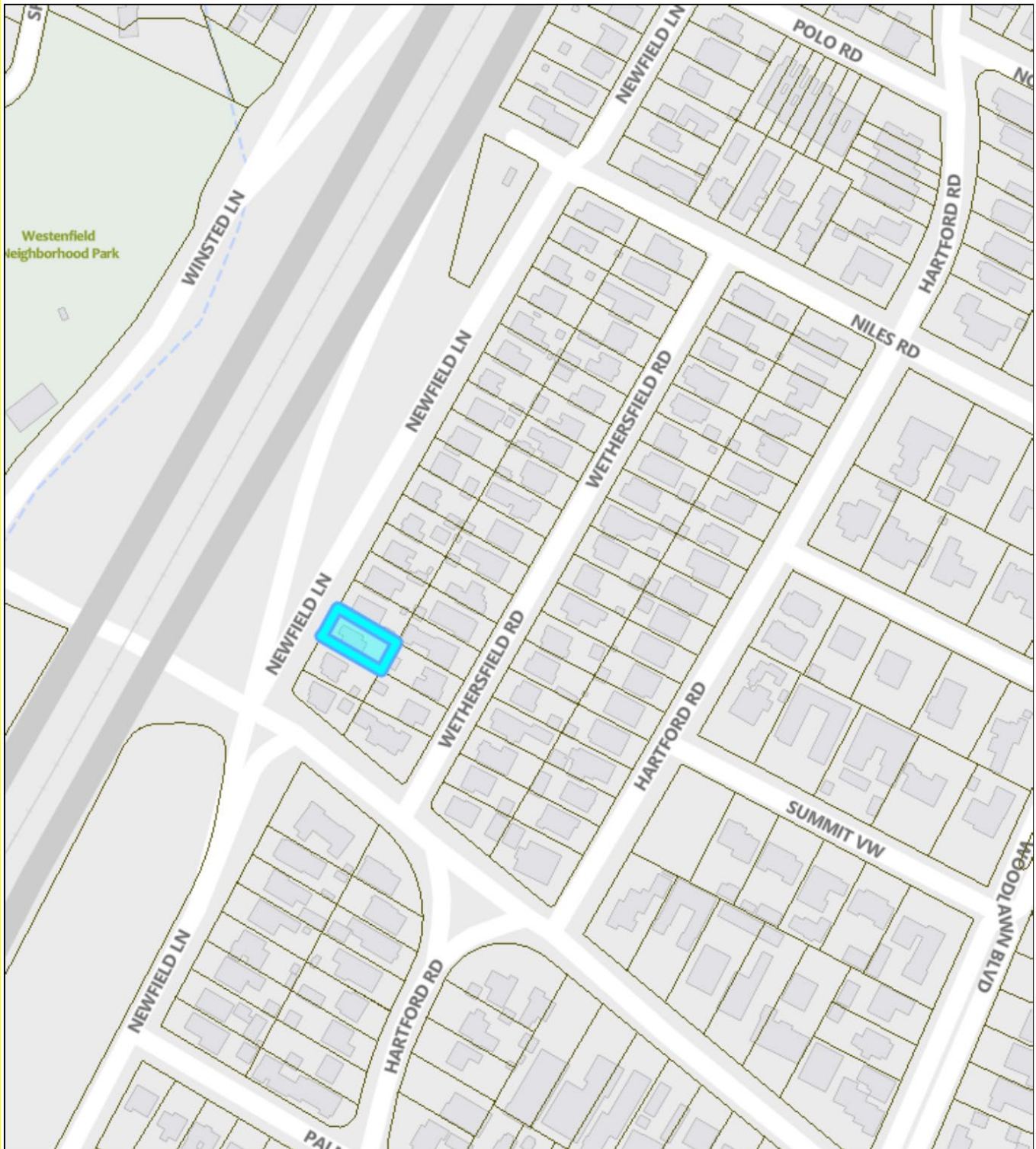
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. Porch posts, windows, and siding have been replaced; the porch appears to have been modified.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building does not appear to convey architectural significance.
 - b. Historical association. The property does not appear to have 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 city, the neighborhood, or a particular demographic group.
 - 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

Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on plans for new construction.

LOCATION MAP




1: 2400

4/14/2023

Property

Jurisdictions (No Fill)

 FULL PURPOSE

Lot Lines

Lot Line



HR 23-035030

1505 NEWFIELD LANE



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PROPERTY INFORMATION*Photos*



Historic review application, 2023

Occupancy History

City Directory Research, March 2023

- 1959 John E. & Elizabeth Molner – Professor at UT
- 1957 John H. & Helen M. Ardoin, owner – Salesman at Kerby Co.
- 1955 John H. & Helen M. Ardoin, owner – Salesman at Kerby Co.
- 1954 Madison H. & Frances Mills – Architect at Fabricon
- 1953 Madison H. & Frances Mills – Architect at Fabricon
- 1952 Vacant
- 1949 Raymond A. & Leighton Benson – Supervisor at Texas State Banking Department
- 1947 Elmer M. & Shirley Elsey, owner – Salesman at Curtis Candy
- 1944 Elmer M. & Shirley Elsey, owner – Salesman at Curtis Candy
- 1942 Elmer M. & Shirley Elsey, owner – Salesman at Curtis Candy
- 1941 Elmer M. & Shirley Elsey, owner – Salesman at Curtis Candy
- 1940 Address not listed.

Historical information

Elsie-Turpin Marriage Set This Morning

In a ceremony to take place Sunday, Miss Shirley Turpin, daughter of Mr. and Mrs. T. E. Turpin of Austin, will become the bride of Mr. M. Elsey of Austin.

The wedding will take place at 9 a. m. in the parlors of the Central Presbyterian church, with Dr. Frank Jewett officiating.

The couple will be attended by Miss Evelyn Cotton and Wilburn Foster of Austin.

Miss Cotton will wear a wine crepe with black accessories. Her message will consist of sweetheart roses.

The bride has chosen a slate blue tulle, with which she will wear black accessories.

Miss Evelyn Hill, at the piano, will play the Lohengrin wedding march.

Following the ceremony, a reception will be held at the home of the bride's parents, which will be attended by close friends and members of the immediate families.

The bride will cut the first piece of the two-tiered wedding cake.

During the reception, the couple will leave for a wedding trip to Houston, after which they will be at home in Austin.

The bride's going-away dress will consist of a black crepe.

Miss Turpin is a graduate of Austin high school and attended the University of Texas.

Mr. Elsey, the son of Mr. and Mrs. R. C. Elsey of Austin, graduated from Austin high school and is employed with the Adams Express company in Austin.

pg. 9

Madison Mills To Study in New York

Madison Mills, son of Mr. and Mrs. Huron W. Mills, left last weekend for New York City where he will study industrial design at Pratt Institute of Design.

He received a bachelor of architecture degree from the University of Texas in August.

*Elsie-Turpin Marriage Set This Morning. The Austin American (1914-1973); 22 Aug 1937: A7.
Madison Mills To Study in New York. The Austin Statesman (1921-1973); 16 Sep 1948: 9.*

JOHN E. MOLNAR

Funeral services were held Tuesday in Bradford, Pa., for John E. Molnar, 55, special lecturer in engineering mechanics at The University of Texas.

Molnar died Sunday in Bradford after a lengthy illness.

In Austin he lived at 1505 Newfield Lane.

Molnar joined the UT faculty in 1958. He received his master of science degree in 1928 from the Royal Hungarian Joseph Palatin Technical University in Budapest.

He is survived by his wife, the former Elisabeth Erdi.

From 1947 to 1958 he served in the Ministry of Metallurgy and Machine Industry in Budapest as a consultant chief engineer and supervisor. He also had teaching experience in Hungary.

Permits

M. H. Flournoy

1505 Newfield Lane

153

72

Enfield F

frame res. & box gar.

300n - 1-5-40

5
5-3-77 164070 remodel and repair exist res and addition 168 sq.
ft. \$2000.00

Building Permit - 1940

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No 5282

M. *M. G. M. Gough* Address *1505 Newfield Lane*
Plumber *Bacon* Size of Tap *1/2* Date *4-6-37*

Foreman's Report

Date of Connection... *4/14/37*
Size of Tap Made... *1/2*
Size Service Made... *3/4*
Size Main Tapped... *8"*
From Front Prop. Line to Curb Cock... *7'*
From *S*, Prop. Line to Curb Cock... *14'*
Location of Meter... *AT CURB*
Type of Box... *cast*
Depth of Main in St... *CURB 3'*
Depth of Service Line... *2'*
From Curb Cock to Tap on Main... *OVER 11'*
Checked by Engr. Dept. *6-937*

No. Fittings	Size
1 Curb Cock	<i>3/4"</i>
Elbow	
St. Elbow	
1 Bushing	<i>2 1/2" x 1 1/2"</i>
1 Reducer	<i>2 1/2" x 2"</i>
Pipe	
1 Comp.	<i>2 1/2" x 2"</i>
1 Nipples	<i>3/4" x 3/4"</i>
Union	
Plug	
Tee	
1 Stop	<i>BOX 2 1/2" x 2"</i>
1 Box	<i>2 1/2" x 2"</i>
1 Lid	<i>2 1/2" x 2"</i>
Valves	
Req. No.	<i>16277</i>

Foreman's Signature

INDEXED

BENSON

Water service permit - 1937