

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 2, 2023
HR-2023-084134
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
2100 NEWFIELD LANE

PROPOSAL

Enclose an existing porch and part of the garage of a ca. 1950 house. Replace siding.

PROJECT SPECIFICATIONS

Replace existing rock veneer with horizontal siding. Enclose porch and part of garage to create conditioned space.

ARCHITECTURE

One-story rock veneer house with screened porch, modified roofline, and attached garage.

RESEARCH

The house at 2100 Newfield Lane was constructed in 1950 by developer R. C. Stovall. During the 1950s, it was occupied by Fred Joseph and his family, who enclosed the breezeway from the garage to the house. The Josephs had five daughters and one son, and remained in the house at least until Fred Joseph's death in 1969.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) 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:

Repair and alterations

1. General standards

The proposed remodel removes remaining historic-age siding and some modifications constructed during the historic period.

4. Exterior walls and trim

See 1.

5. Windows, doors, and screens

The proposed project replaces existing windows, doors, and screens.

6. Porches

The proposed project encloses the existing screened porch.

Summary

The project does not meet most of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register Historic District.

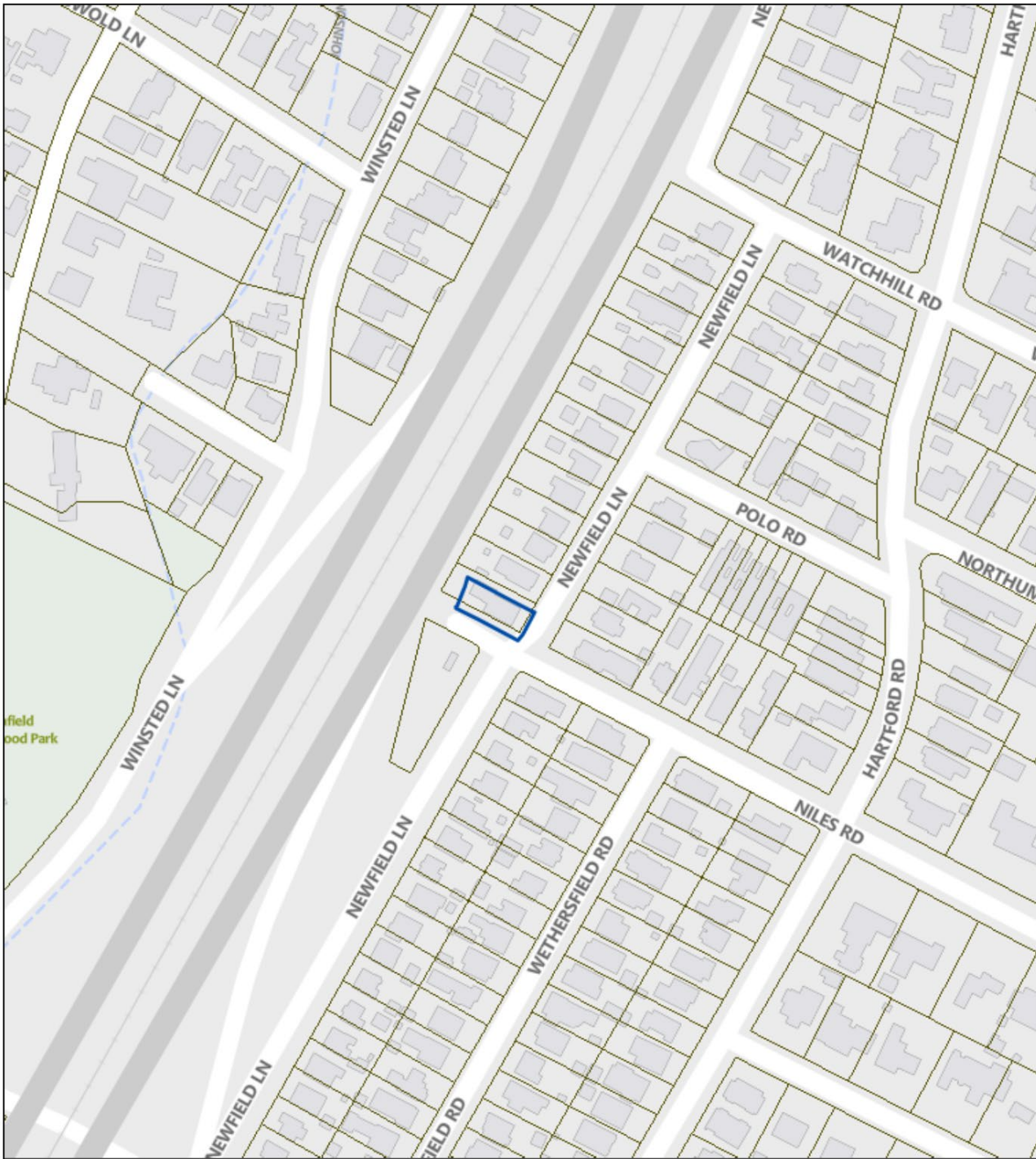
Designation Criteria—Historic Landmark


- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity. The house has been extensively modified, though some modifications occurred during the historic period.
- 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 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 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

Comment on plans.

LOCATION MAP





Lot Lines


Lot Line

1: 2400

7/18/2023

HR 23-084134

2100 NEWFIELD LANE



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PROPERTY INFORMATION

Photos



Jan. 2023 photo, Google Maps.



Partial demolition and remodel permit application, 2023

Occupancy History

City Directory Research, July 2023

1959	Fred Joseph, owner
1955	Fred and Bannot Joseph, owners
1952	Fred and Bannot Joseph, owners

Historical Information

FRED JOSEPH

Fred Joseph, 85, of 2100 Newfield Lane, died in a local hospital Monday. He was a member of St. Mary's Cathedral, and a resident of Austin for the past 57 years.

Mass will be offered at 10 a.m. Wednesday at St. Mary's Cathedral, with Rev. Harold Zink CSC officiating. Rosary will be recited at 8 p.m. Tuesday at Cook Funeral Home Chapel with Rev. Harold Zink, CSC., officiating. Burial will be in Assumption Cemetery under direction of Cook Funeral Home.

Survivors include his wife, Mrs. Fred Joseph of Austin; five daughters, Miss Linda Joseph, Mrs. Frank (Minnie) Garza, Miss Mary Elizabeth Joseph, all of Austin, Mrs. John (Bessie) Debo of Houston, Mrs. Emmett (Bertha) Donnelly of Dallas; one son, William Joseph of Victoria; one sister, Mrs. George Azer of Rock Hill, S.C., and 14 grandchildren.

Pallbearers will be Frank Garza Jr., Paul Joseph, Elias Ferris, Harry Joseph, Thomas Daywood and James Joseph.

Deaths and Services. The Austin Statesman (1921-1973); Austin, Tex. [Austin, Tex]. 16 Dec 1969: 20.

Permits

6-21-82 RTMS

Fred Joseph

2100 Newfield Lane

148

14

Enfield "G"

Wall in breezeway.

48552 6-26-51

\$600.00

Owner

R. C. Stovall, Sr.

2100 Newfield Lane

148

14

Enfield "G"

Stone veneer residence and garage atth.

43559 2-15-50

\$10,000.00

R. C. Stovall, Jr.