HISTORIC LANDMARK COMMISSION
Applications for Permits in National Register Historic Districts
December 2, 2026
PR-2026-125072
Travis Heights-Fairview Park Historic District
1918 Newning Avenue

Proposal

Demolish a ca. 1930 house.

Architecture

This structure is a single-story house with Craftsman influences. It is compact and rectangular in plan, and it features a modest front porch at the center of the primary elevation. There are three original wood windows at this façade, along with a wood door, which also appears to be original. The roof is a side gabled form, with a small front gable projecting above two paired windows at the front wall. Though the building appears to have been neglected for some time, it retains excellent integrity and has seen little, if any, alterations since original construction.

Research

After construction in 1931, and for the next few decades, this property saw a great deal of turnover of owners and occupants. Many of these were employed locally, including the Texas School for the Deaf, the Austin fire department, and at an Ice & Cold Storage facility. By the 1950s, the property was owned by Louis & Florence Riffe, who raised at least one son at the address. Louis Riffe was employed as a driver at Austin Transit during this time.

Department Comments

Per city code § 25-11-213 (G)(4), the Historic Landmark Commission has 180 days to review demolition permits in National Register historic districts starting from the date the application was submitted. This period is set to time out on March 22, 2027.

Property Evaluation

The property contributes to the Travis Heights-Fairview Park National Register district.

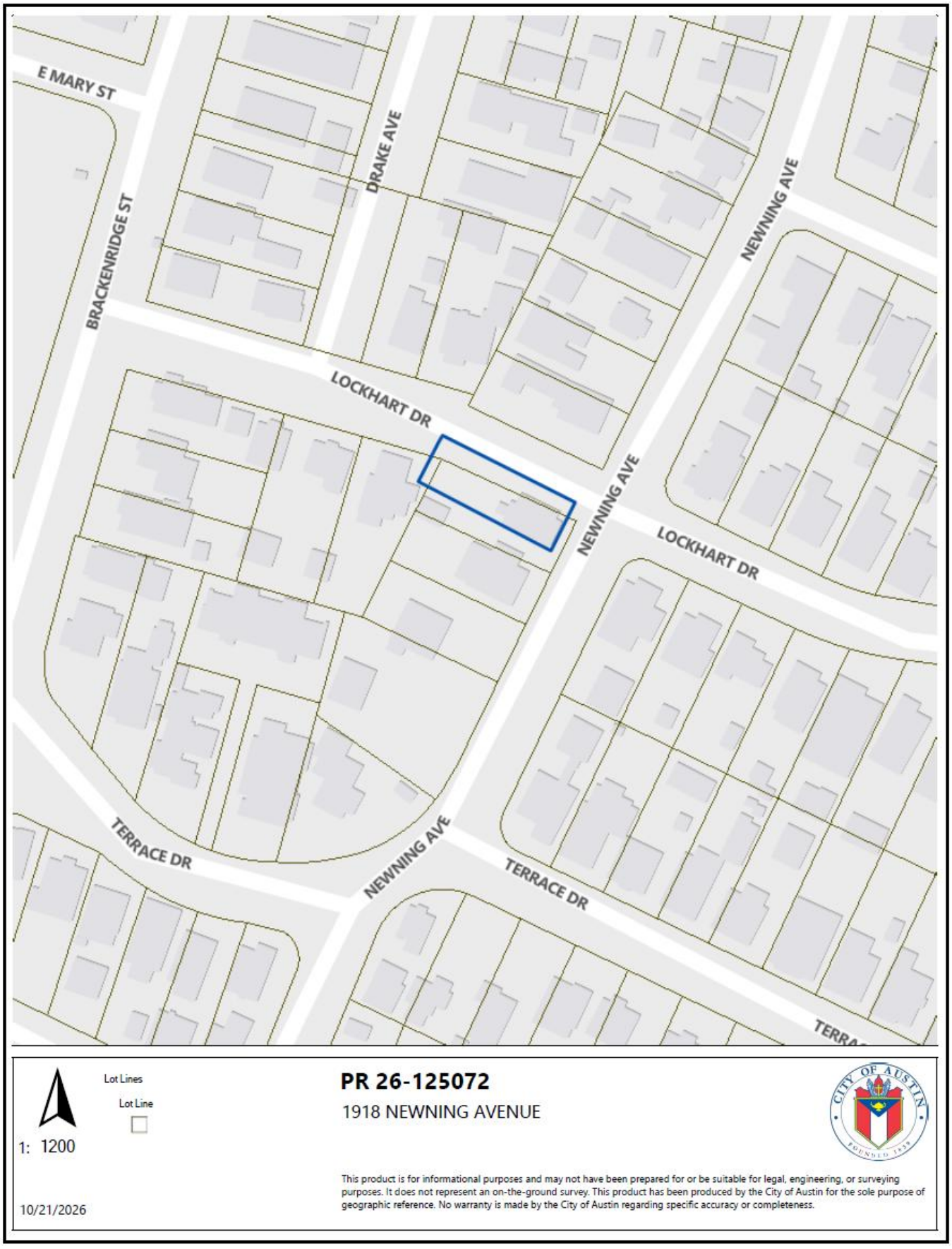
Designation Criteria—Historic Landmark

1) The building is more than 50 years old.
2) The building appears to retain integrity.
3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff have evaluated the property and determined that it does not meet two criteria for landmark designation:
    a. Architecture. The building is a good example of intact modest Craftsman design.
    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 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

Encourage rehabilitation and adaptive reuse, relocation, or deconstruction and salvage over demolition, but approve the demolition permit application upon completion of a City of Austin Documentation Package. The Historic Landmark Commission must review new construction drawings prior to permit release in National Register Historic Districts.

Location Map



Property Information

Photos



Demolition application, 2026

Occupancy History
City Directory Research, October 2026

1959	Louis & Florence Riffe, owners; driver at Austin Transit, with Louis Riffe Jr., student
1955	Same owners as above
1952	Same as above
1949	Jason Whitaker, owner; captain at fire department
1947	Cecil & Rachel Needham, owners; foreman at SW Ice & Cold Storage with Kenneth & Geraldine Needham, owners; salesman at Angell Distributing
1944	Same as above
1941	Marshall & Eunice Morrison, owners; teacher at State School for the Deaf
1939	Carl & Belle Bennett, owners; rigger
1935	Harry & Helen McKee, owners
1932	Emmett & Elba May Shelton, owners; attorney
1929	Address not listed

Week's Building

Total For Year Now Over $1,650,000

Permits for nine residences were included in the $21,812 building record of the past week, which brought Austin's total for the year to $1,650,280.86.

Residence permits granted during the week were:

John Sheffield, frame residence and two-story frame garage, single, 1305 Hillside avenue, $2100.

John Johnson, 4-room box residence, West Tenth near Toyath street, $700.

Joe St. John, frame residence and single box garage, 1918 Newning avenue, $1700.

The Austin American (1914-1973); Austin, Tex.. 30 Aug 1931: 12.

MR. and MRS. WILLIAM NUNNERY, 1918 Newning Avenue, a girl, Friday at St. David's.

The Austin Statesman (1921-1973); Austin, Tex.. 29 Sep 1947: 5.

DEATHS AND FUNERALS

MRS. AGNES STORK

Funeral services will be held Thursday at 10 a.m. at Cook Funeral Home for Mrs. Agnes Stork. Rev. A. D. Eberhardt will officiate.

Mrs. Stork died at her home, 1918 Newning, Tuesday afternoon. Survivors are her husband, Ernest O. Stork; two sons Erwin K. Stork of Austin, and Johnny Stork of Del Valle; seven grandchildren and one great-grandchild; one sister, Mrs. Will Reinhardt of Austin; and one brother, Frank Walenta of Del Valle.

The Austin Statesman (1921-1973); Austin, Tex.. 19 Feb 1964: A20.

Permits

Connec[redacted] Charge $ 1.00

Application for Sewer Connection. No. [redacted]10550A

Austin, Texas, Oct 30 1931

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 Joe St Johns at 1918 Newning Ave. Street which place is to be used as a Res.

In this place there are to be installed 4 fixtures.

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

(Rush) Respectfully, Joe St Johns

Sewer tap permit, 1931