

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JULY 25, 2016**  
**NRD-2016-0048**  
**1605 Palma Plaza**  
**Old West Austin**

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**PROPOSAL**

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Transform a ca. 1928 one-story frame bungalow into a two-story house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to construct a second-story addition to the ca. 1928 frame bungalow. The proposed addition will be 1,110 square feet on top of a 1,521-square foot house. All of the siding on the house will be replaced with smooth hardi-plank, and the addition will have hardi-plank siding and a dimensional shingle roof. The fenestration pattern in the addition will complement the existing fenestration pattern on the house.

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**STANDARDS FOR REVIEW**

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The Old West Austin National Register Historic District has no design guidelines relating to the construction of second-story additions. General design principles in historic district discourage the transformation of one-story houses into two-story houses and modifications to the front of the house, recommending that the front of contributing houses remain intact and that any second-story addition be placed at least 15 feet back from the front of the house, or far enough back so that the original one-story house remains articulated.

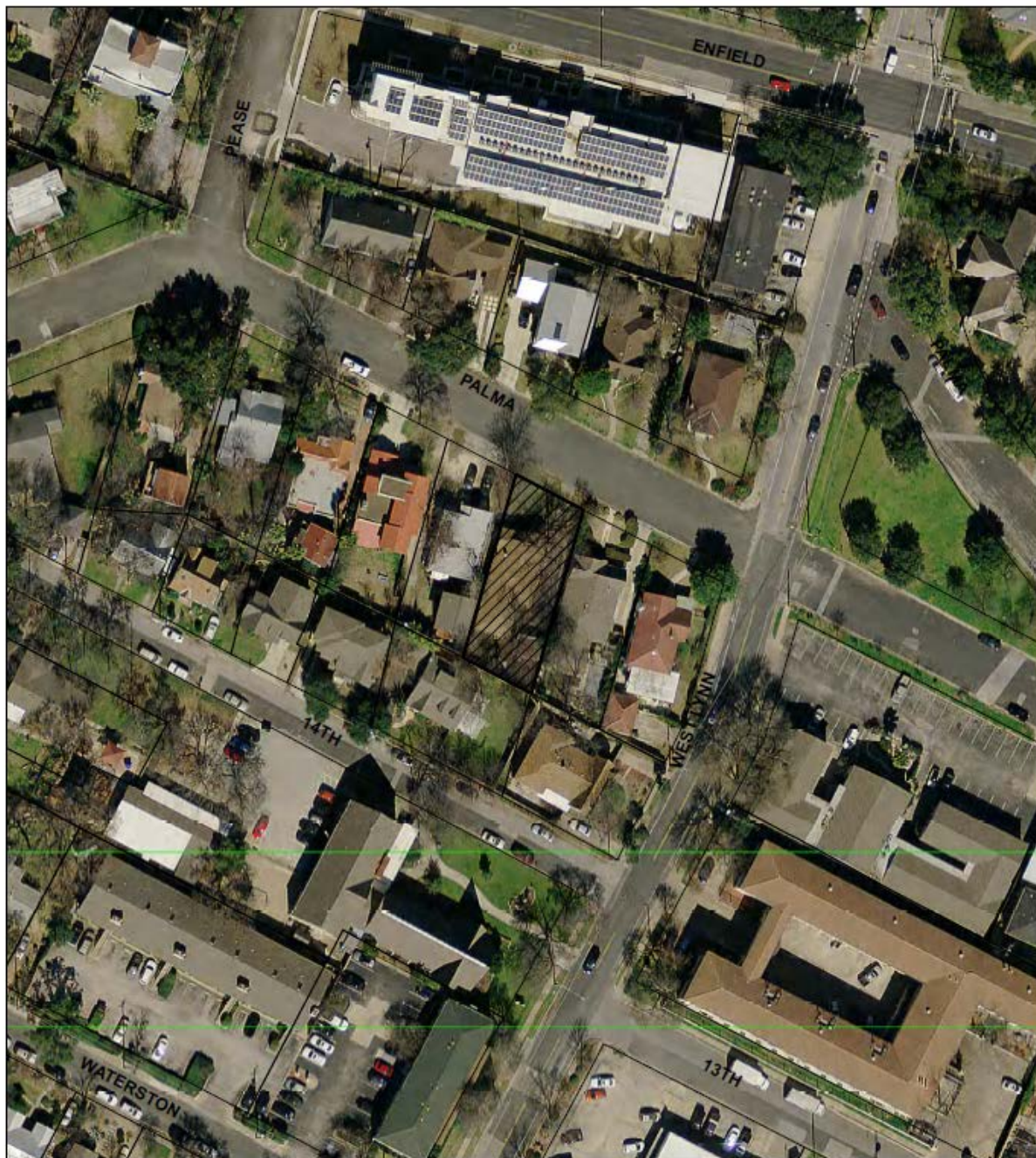
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**STAFF RECOMMENDATION**

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Staff recommends a re-design of this proposal to preserve the integrity of the articulation of the existing one-story frame bungalow, which is typical of the period construction in this neighborhood and historic district. While the proposed addition is very handsome, it is very large and will overwhelm the original house. Staff recommends the 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, prior to the release of any demolition or building permit for this house.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: NRD-2016-0048

LOCATION: 1605 Palma Plaza

1" = 83'

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.





1605 Palma Plaza  
ca. 1928



OCCUPANCY HISTORY  
1605 Palma Plaza

City Directory Research, Austin History Center  
By City Historic Preservation Office  
July, 2016

- |         |   |
|---------|---|
| 1992    | A: Deborah Kylar, renter<br>Proprietor (with Beverly Montgomery), Serendipity Bridal, 1610-B West Avenue.<br>Rear: Vacant |
| 1985-86 | The address is not listed in the directory.   |
| 1981    | James H. Lefan, renter<br>Administrator, Travis State School<br>Rear: Anne Luken, renter<br>No occupation listed          |
| 1977    | John L. and Cathy E. Cumming, renters<br>Journalist, State Department of Public Welfare                                   |
| 1973    | Ruby L. Anderson, renter<br>Saleslady, Leon's Fashions (multiple locations)   |
| 1968    | Ruby L. Anderson, renter<br>Saleslady, Leon's Slipper Shop, women's shoes, 618 Congress Avenue.                           |

1965	Robert L., Jr. and H. June Andrews, renters Assistant City attorney
1962	Leslie D. and Dicie P. Conn, renters Vice-president, Convenience, Inc. (multiple locations)
1959	Leslie D. and Dicie P. Conn, renters Vice-president, Convenience, Inc., washateria (multiple locations)
1955	Vacant
1952	Mrs. Sydney M. Sheets, renter Clerk, City Tax Assessor  Mrs. Lydia N. Hill, renter Office secretary, State Bureau of Labor Statistics NOTE: The 1953 city directory shows Lydia Hill living at 1719 Palma Plaza; she was an office secretary for the State Bureau of Labor Statistics.
1949	Lydia Hill, renter Supervisor, State Bureau of Labor Statistics NOTE: Mrs. Sydney Sheets is not listed in the directory.
1947	Lydia Hill, renter Assistant supervisor, State Bureau of Labor Statistics
1944-45	Lydia Hill, renter Clerk, State Department of Public Safety
1941	Vacant NOTE: Lydia Hill, the widow of Edwin Hill, is listed at 1403 W. 9 <sup>th</sup> Street. She had no occupation shown. The 1942 city directory shows Lydia Hill at this house on Palma Plaza.
1939	Willis B. and Cora Watkins, renters Salesman Rear: L.W. Rose, renter Salesman
1937	Joseph F. and Katie J. Moore, owners Salesman, W.H. Richardson & Company, hardware 416-18 Congress Avenue. Rear: Vacant
1935	Edwin R. and Mary Snead, renters No occupation listed Rear: Ralph J. and Lucille McMahon, renters Ralph: Technical assistant, State Reclamation Engineer Lucille: Teacher, Metz School
1932-33	The address is not listed in the directory. NOTE: There is a listing for an Edwin B. and Annie L. Snead at 1107 W. 22½ Street; neither had an occupation shown. It is not clear if this is the same Edwin R. and Mary Snead that are listed at this address in the 1935 city directory.

NOTE: Ralph and Lucille McMahon are not listed in the directory.

- 1930-31 Joseph F. and Katie Moore, owners  
Salesman, W.H. Richardson, hardware, 416 Congress Avenue.  
NOTE: The address is listed as 25 Palma Plaza.
- 1929 Joseph F. and Katie Moore, owners  
No occupation listed  
NOTE: The address is listed as 25 Palma Plaza.
- 1927 The address is not listed in the directory.  
NOTE: Joseph F. and Katie Moore are listed at 505 ½ W. 11<sup>th</sup> Street. He was a salesman for W.H. Richardson, hardware; she was a clerk at the State Department of Education.

#### **BIOGRAPHICAL NOTES:**

##### **Joseph F. and Katie Moore (ca. 1928 – ca. 1932)**

The 1930 U.S. Census shows Joe F. and Katie J. Moore as the owners of this house, which was worth \$7,500. The address is listed as 25 Palma Plaza. Joe F. Moore was 30, had been born in Texas, and was a hardware salesman. Katie J. Moore was 30, had been born in Texas, and was a clerk for the State Highway Department. They had a daughter, Peggy J., 3. Also in the household was Katie's mother, Elvira Johnson, a 65-year old Kentucky-born widow with no occupation listed.

The 1940 U.S. Census shows Joe F. and Katie Moore living in a house they owned on Highway 20 (Manor Road) near the intersection with Redwood Avenue (now E.M. Franklin Avenue) in Austin. Joe F. Moore was a salesman for a retail hardware company. Katie Moore had no occupation listed. In addition to their daughter Peggy Jane, now 13, they had another daughter, Marian, 4.

##### **Lydia Hill (ca. 1941 – ca. 1952)**

Lydia Hill appears in the 1940 U.S. Census as the sister-in-law of William H. Hale, who rented the house at 1502 Exposition Boulevard. She was a 47-year old widow who had been born in Texas and lived in rural Young County, Texas in 1935. She had no occupation listed.

PERMIT FOR WATER SERVICE, Austin, Texas

M. *Joe F. Moore* Address *1605 25 Palm Plaza*

Plumber *J. M. Andruwatha* Size of Tap *1/2* Date *2/7/28*

Foreman's Report.

Date of Connection *6/9/28*

Size of Tap Made *3/4*

Size Service Made *3/4*

Size Main Tapped *2"*

From Front Prop. Line to Curb Cock *9.8"*

" " " *6* " *19.8"*

Location of Meter *at curb*

Type of Box *lock*

Depth of Main in St. *12"*

" " Service Line *10"*

From Curb Cock to Tap on Main *6'*

No. Fittings	Size	Material
1 Curb Cock	2"	Cast Iron
1 Elbow	3/4"	Cast Iron
1 St. Elbow	3/4"	Cast Iron
1 Bushing	3/4"	Cast Iron
1 Reducer	3/4"	Cast Iron
1 Pipe	3/4"	Cast Iron
1 Lead Comp.	3/4"	Lead
1 Nipples	3/4"	Cast Iron
1 Plug	3/4"	Cast Iron
1 Tee	3/4"	Cast Iron
1 Stop	3/4"	Cast Iron
1 Box	3/4"	Cast Iron
1 Lid	3/4"	Cast Iron
1 - 2" X 3/4" Tap	3/4"	Cast Iron

Req. No. *4134*

Water service permit to Joe F. Moore for this house (1928)