

**HISTORIC LANDMARK COMMISSION
AUGUST 22, 2016
DEMOLITION AND RELOCATION PERMITS
NRD-2016-0061
1618 PALMA PLAZA
OLD WEST AUSTIN**

PROPOSAL

Demolish a ca. 1932 apartment house.

ARCHITECTURE

Two-story, rectangular-plan, flat-roofed stuccoed frame apartment house with two-story wings to each side of the principal block; single and paired 1:1 fenestration; front-gabled entry vestibule with a round-arched opening flanked with a single column on each side and a tile roof; keystone at the top of the arch. The building has minimal Spanish Colonial Revival and Art Deco decorations on the walls.

RESEARCH

The apartment house was apparently built around 1932, and has been a four-plex since the date of its construction. Tenants initially included white-collar workers, including an insurance agent, the chief book-keeper at the State Game Fish and Oyster Commission, and a bacteriologist for the State Hygienic Library. Through the 1930s, some students became renters of an apartment in the building. Bruce Bledsoe, an attorney, rented one of the apartments for many years in the 1930s and 1940s. Later tenants included more students, clerks, and stenographers.

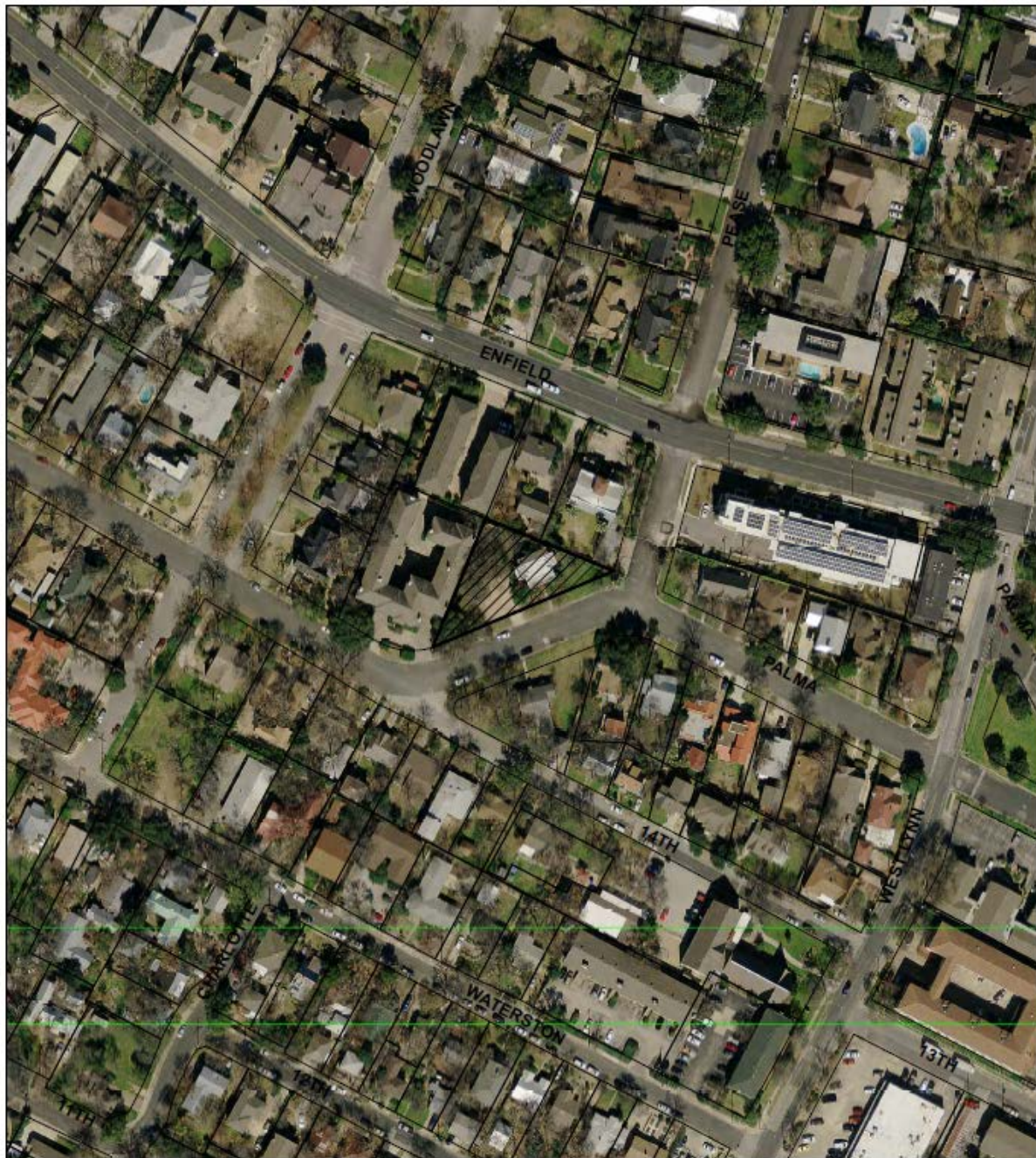
STAFF COMMENTS

The building is listed as non-contributing to the historic district, but staff questions that determination.

STAFF RECOMMENDATION

Postpone to September 26, 2016 to fully evaluate alternatives to demolition. This building is a very rare type in Austin – there are very few four-plexes of this era remaining, and the building appears to be in good condition. If the Commission does not vote to postpone, then staff must recommend release of the permit upon 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, and upon review by the Commission of plans for the replacement structure.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 152'

NOTIFICATIONS

CASE#: NRD-2016-0061

LOCATION: 1618 Palma Plaza

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.

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1618 Palma Plaza
ca. 1932







OCCUPANCY HISTORY 1618 Palma Plaza

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

1992	Berlitz Apartments
	A: Anne G. Wooten, renter No occupation listed
	B: Virginia B. Wood, renter No occupation listed
	C: Eledith Walker, renter No occupation listed
	D: Lisa Zinnecker, renter Legal assistant
1985-86	Berlitz Apartments No separate listings provided.
1981	1: Kenneth Levine, renter Student NOTE: The directory indicates that Kenneth Levine was a new resident at this address.
	2: Troy L. Johnson, renter No occupation listed
	3: Vacant
	4: Vacant

1977	<p>Abraham Apartments</p> <p>1: Vacant</p> <p>2: Selma Piske, renter Retired</p> <p>3: Lynn Whitten, renter Deputy County Constable, Precinct 5 NOTE: The directory indicates that Lynn Whitten was a new resident at this address.</p> <p>4: Kay S. Keesee, renter No occupation listed</p>
1973	<p>1: Violet M. Jackson, renter Stenographer, Texas Education Agency</p> <p>2: Selma Piske, renter Retired</p> <p>3: No listing</p> <p>4: R.E. Carter, renter No occupation listed NOTE: The directory indicates that R.E. Carter was a new resident at this address.</p>
1968	<p>1: Violet M. Jackson, renter Clerk, Texas Education Agency</p> <p>2: Selma Piske, renter Retired</p> <p>3: L.A. Singleton, renter Student</p> <p>4: T.S. Taylor, renter Student</p>
1965	<p>1: Violet M. Jackson, renter Clerk, Texas Education Agency</p> <p>2: No listing</p> <p>3: Vacant</p> <p>4: David T. and Lorraine E. Abraham, renters Television repairs, Montgomery Ward, department store, Capital Plaza Shopping Center.</p>
1962	<p>1: Violet M. Jackson, renter Clerk, Texas Education Agency</p> <p>2: David A. and Jane A. Kay, renters David: Student Jane A.: Typist, University of Texas</p> <p>3: Marie Jackson, renter Student</p> <p>4: Jo Ann Freytag, renter Estimator, Steck Company, printers, publishers, office supplies and office equipment, 9th and Lavaca Streets.</p>
1959	<p>1: Violet M. Jackson, renter Clerk, Texas Education Agency</p> <p>2: John D. Besse, renter Engineer, Paramount Theater, 711 Congress Avenue.</p> <p>3: Louise W. Summers, renter</p>

- Hairdresser, Jeanne's Beauty Service, 1215 W. Lynn Street.
- 4: Rebecca P. Bell, renter
Waitress, Lake Austin Lodges (not listed in the alphabetical section of the directory).
- 1955 Furnished apartments
No separate listings
NOTE: Violet M. Jackson is listed at 705 Nelray Boulevard; she was an assistant credit manager for Buttrey's women's and children's clothing, 107 W. 6th Street.
- 1952 Furnished apartments
No separate listings
- 1949 1: William and Eleanor Pearson, renters
Carpenter
2: Bruce Bledsoe, renter
Lawyer, 823-24 Brown Building.
3: Andrew J. and Amie Patton, renters
Proprietor, Patton's Barbecue, 424 E. 6th Street.
4: Richard and Mary Kirchof, renters
Student
- 1947 1: J. Wells and Ruth Fainter, renters
Construction superintendent
2: Bruce Bledsoe, renter
Lawyer, 823024 Brown Building
3: Andrew J. and Amy M. Patton, renters
Rancher
4: Vivian W. Speight, renter
Employed by the Texas Insurance Checking Office, 6th floor, Scarbrough Building.
- 1944-45 1: John W. and Ruth Fainter, renters
Construction superintendent
2: Roy and Vic Holcomb, renters
Salesman, Sid S. McCall Company, real estate and insurance, 128-30 W. 7th Street.
3: William and Claire Harey, renters
U.S. Army
4: Joseph and Lois Gambricci, renters
U.S. Army
- 1941 1: Theo D. and Eutha Clifford, renters
Salesman, Austin Daily Tribune, newspaper, 10th and Colorado Streets.
2: Vacant
3: George W. and Doris Cearley, renters
Stone engraver
Also listed is Betty D. Cearley, no occupation shown.
4: Bruce Bledsoe, renter
Lawyer, 814-15 Brown Building.
- 1939 1: Herman W. and Ruby L. Filleman, renters
Vice-president, Caldwell Pontiac, automobiles, 2nd and Colorado Streets.
2: Hamilton L. and Ila Arnold, renters

Proprietor, Arnold Distributing Company, wholesale wine, 212 W. 4th Street.

- 3: Bruce Bledsoe, renter
Lawyer, 814-15 Brown Building.
- 4: Clarence and Ann Waters, renters
Clarence: No occupation listed
Ann: Cahier, Night Hawk, restaurant, 336 S. Congress Avenue
and 1907-09 Guadalupe Street.

- 1937
- 1: Howard T. and Tess Cox, renters
Accountant, T.B. Trotter, certified public accountants, 812 Scarbrough Building.
 - 2: Howard D. and Lorene Dodgen, renters
Chief clerk, State Game Fish and Oyster Commission
 - 3: Bruce Bledsoe, renter
U.S Commissioner and lawyer, 514-20 Norwood Building.
 - 4: Dr. James M. and Wilma Coleman, renters
Physician, State Department of Health
- NOTE: The building is listed as 30 Palma Plaza.

- 1935
- 1: Harold M. and Virginia Johnson, renters
Student, University of Texas
 - 2: Howard D. and Lorine Dodgen, renters
Accountant, State Game Fish and Oyster Commission
 - 3: Verda Schell, renter
No occupation listed
 - 4: No listing
- NOTE: The building is listed as 30 Palma Plaza.

- 1932-33
- Howard D. and Lorine Dodgen, renters
Chief book-keeper, State Game Fish and Oyster Commission
- C. Lloyd and Josephine King, renters
No occupation listed
- John H. and Evelyn Brewer, renters
Bacteriologist, State Hygienic Laboratory
- George T. and Margaret Reavis, renters
Agent, Seaboard Life Insurance Company, 205-07 W. 7th Street.
- NOTE: The directory does not list apartment numbers.
NOTE: The building is listed as 30 Palma Plaza.

- 1930-31
- The address is not listed in the directory.

Frederick Duncaff

1618 Palma Plaza

900

10

Enfield

Four-stall carport addition to apartment house.

53892 5-6-53

\$550.00

C.W. Earney

8-15-72-131231-David Abraham-repair exist res and bring
to min stdrs.

Building permit for a carport (1953)

OWNER	Edwin Berlage	ADDRESS	1618 Palma Plaza
PLAT	92	LOT	10
		BLK.	E
SUBDIVISION	Enfield		
OCCUPANCY	Res.		
BLDG. PERMIT #	184769	DATE	8-14-79
		OWNERS ESTIMATE	400.00
CONTRACTOR	Same	NO. OF FIXTURES	
WATER TAP REC#	SEWER TAP REC#		
Demolish & remove 1 sty wd frm structure & C.P. bldg.			

Building permit to demolish a wood frame carport structure (1979)