

ZONING CHANGE REVIEW SHEET**CASE NUMBER:** NRD-2016-0061**HLC DATE:**

September 26, 2016

October 24, 2016

PC DATE:**APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Palma Plaza Apartment House**WATERSHED:** Shoal Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 1618 Palma Plaza**ZONING FROM:** MF-3-NP to MF-3-H-NP

SUMMARY STAFF RECOMMENDATION: As significant as staff believes this building to be, upon reflection, the building does not meet the qualifications for landmark designation for historical significance, and has been modified, so staff cannot recommend the proposed zoning change from multi-family residence, neighborhood plan (MF-3-NP) combining district to multi-family residence – Historic Landmark – neighborhood plan (MF-3-H-NP) combining district zoning, but instead 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 the Commission's review of the plans for the new construction proposed for the site.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: September 26, 2016: Initiated the historic zoning case. Vote: 6-0 (Osburn abstained). October 24, 2016:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The apartment house is listed in the bounds of the Comprehensive Cultural Resources Survey (1984) but without a priority for research. The photograph of the building taken for the survey does not adequately show the appearance of the front façade to compare the pre-renovation appearance of the building to today's conditions.

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** Old West Austin Neighborhood Association**BASIS FOR RECOMMENDATION:**

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.

Historical Associations:

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.

PARCEL NO.: 0111030809

LEGAL DESCRIPTION: LOT 10 ENFIELD E

ESTIMATED ANNUAL TAX ABATEMENT: \$4,263 (income-producing); city portion: \$1,188.

APPRAISED VALUE: \$787,905

PRESENT USE: Vacant

CONDITION: Good

PRESENT OWNERS:

1618 Palma Plaza, LLC
9000 Wintercreeper Cove
Austin, Texas 78735

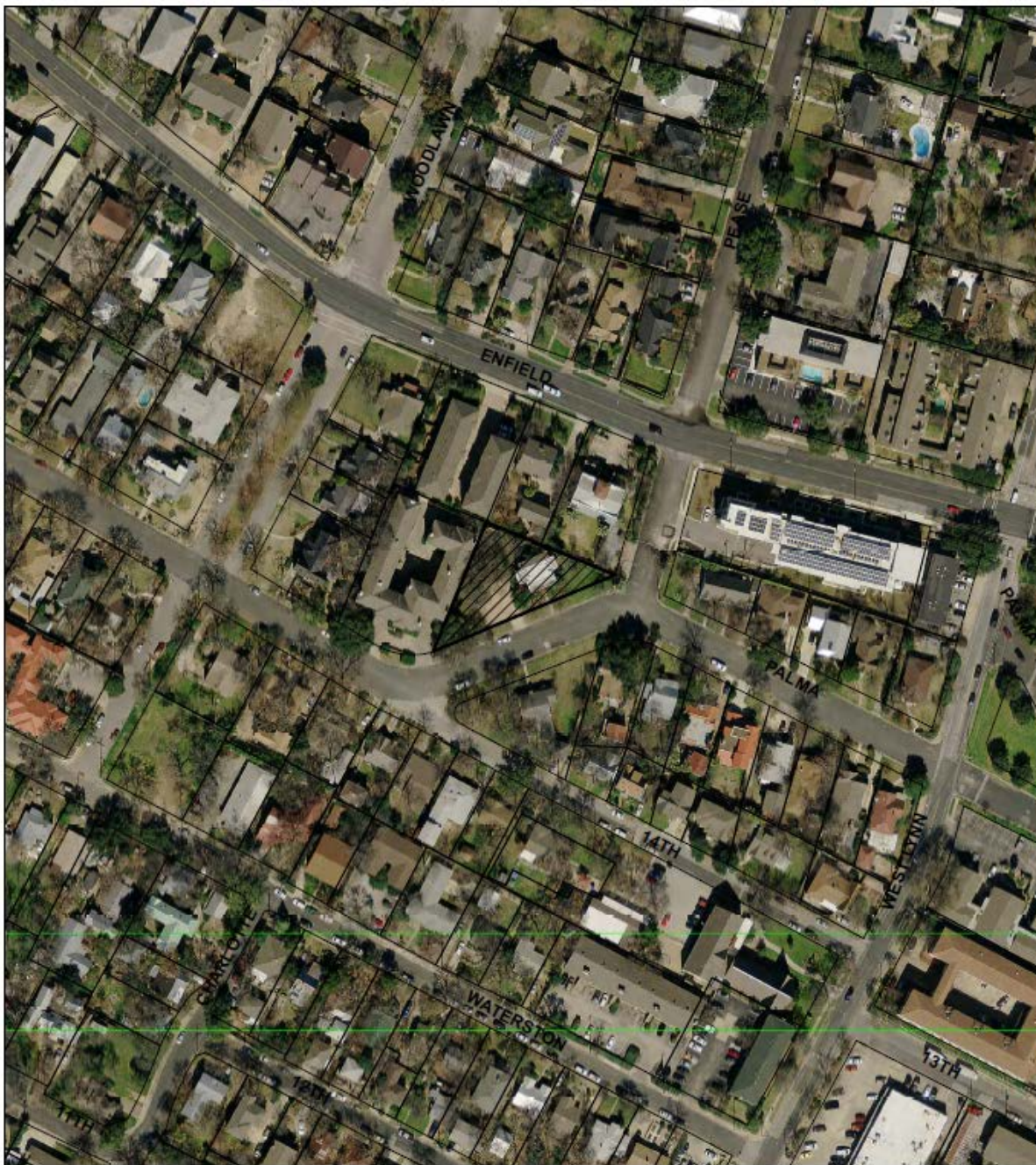
DATE BUILT: ca. 1932

ALTERATIONS/ADDITIONS: The building was renovated in the mid-1980s, and the existing portico was apparently added, but the appearance of the original façade of the building is not discernible from available photographs. The remainder of the building appears to remain intact.

ORIGINAL OWNER(S): Unknown

OTHER HISTORICAL DESIGNATIONS: Although listed as non-contributing to the Old West Austin National Register Historic District, staff believes, and is supported by affidavits from the original compiler of the historic district nomination, that the building is indeed contributing to the historic district.

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	Abraham Apartments

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

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