

## 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:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**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

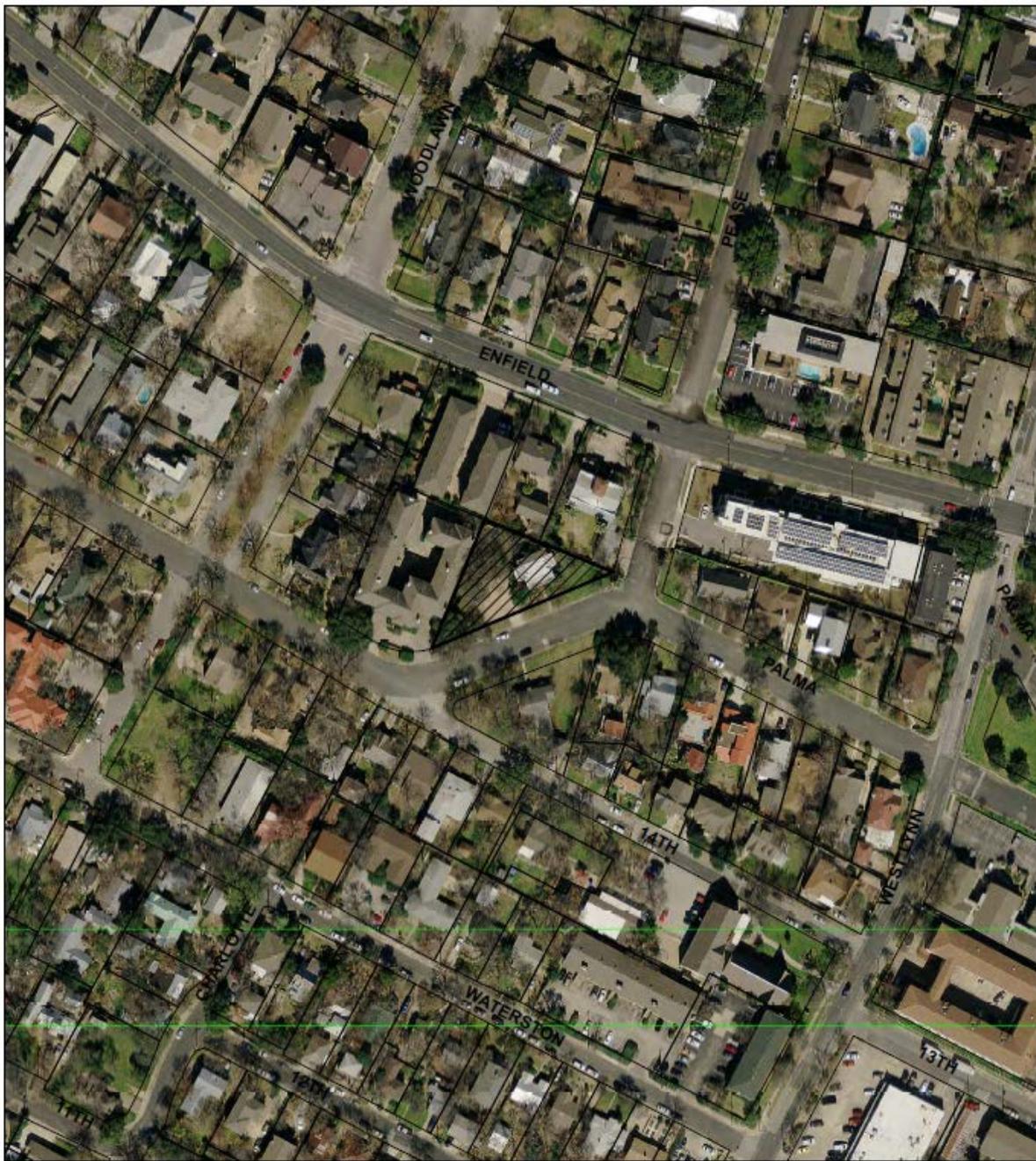
**ALTERATIONS/ADDITIONS:** The building was renovated in the mid-1980s, and the existing portico was apparently added, but the appearance of the original façade of the building is not discernible from available photographs. The remainder of the building appears to remain intact.

**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**

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



**NOTIFICATIONS**

CASE#: NRD-2016-0061  
 LOCATION: 1618 Palma Plaza

1" = 152'

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.

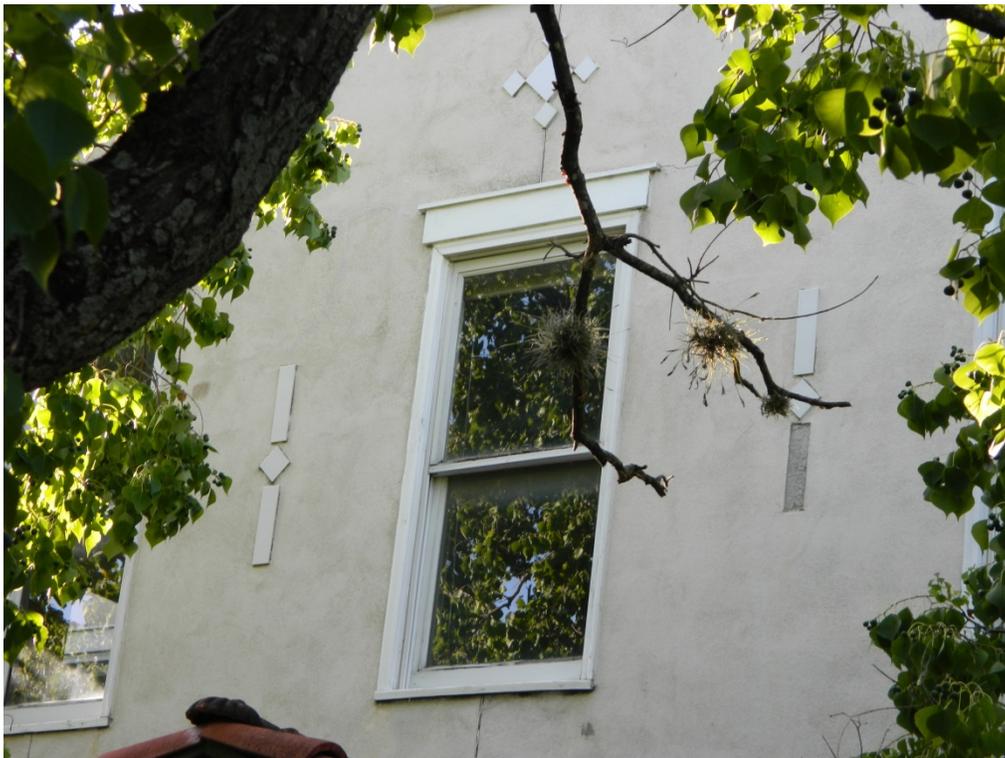
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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<sup>th</sup> 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. 6<sup>th</sup> 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. 6<sup>th</sup> 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, 6<sup>th</sup> 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. 7<sup>th</sup> 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, 10<sup>th</sup> 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, 2<sup>nd</sup> and Colorado Streets.  
          2:     Hamilton L. and Ila Arnold, renters  
          Proprietor, Arnold Distributing Company, wholesale wine, 212 W. 4<sup>th</sup> 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. 7<sup>th</sup> 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)